



# **CITY COUNCIL AGENDA REPORT**

MEETING DATE: APRIL 4, 2006

ITEM NUMBER:

SUBJECT: GENERAL PLAN AMENDMENT GP-05-11B  
MIXED-USE OVERLAY ZONING DISTRICT R-05-06B  
19 WEST URBAN PLAN SP-05-07  
MESA WEST BLUFFS URBAN PLAN SP-05-08  
MESA WEST RESIDENTIAL OWNERSHIP URBAN PLAN SP-05-09

DATE: MARCH 20, 2006

FROM: PLANNING DIVISION/DEVELOPMENT SERVICES DEPARTMENT

PRESENTATION BY: CLAIRE L. FLYNN, AICP, SENIOR PLANNER

FOR FURTHER INFORMATION CONTACT: CLAIRE L. FLYNN, AICP, SENIOR PLANNER  
(714) 754-5278

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## **RECOMMENDATION**

Pursuant to the Planning Commission's recommendation:

1. Approve resolution adopting Initial Study/Mitigated Negative Declaration (*State Clearinghouse No. 2006021045*) and Mitigation Monitoring Program and General Plan Amendment GP-05-11B.
2. Give first reading to Ordinance adopting Overlay Zone Petition R-05-06B.
3. Approve resolution adopting 19 West Urban Plan SP-05-07.
4. Approve resolution adopting Mesa West Bluffs Urban Plan SP-05-08.
5. Approve resolution adopting Mesa West Residential Ownership Urban Plan SP-05-09.

## **BACKGROUND**

### ***HISTORY OF WESTSIDE REVITALIZATION EFFORTS***

#### ***Westside Specific Plan***

This plan was initiated to develop a comprehensive strategy to stimulate revitalization in the Westside by creating a vision for land use development and character and providing action-oriented revitalization strategies at targeted sites. In October 2000, the Westside Specific Plan was received by the City Council but not formally adopted. While an

extensive public outreach campaign was conducted to solicit input on the feasibility and public acceptability of the plan, the Westside Specific Plan was not implemented due to opposition to proposed revitalization strategies.

### ***Feasibility Study for Expansion of Redevelopment Project Area***

In June 2001, the Costa Mesa Redevelopment Agency (RDA) commissioned a feasibility study to explore the possible expansion of the existing Downtown Redevelopment Project Area. The proposed expansion areas included a large portion of the Westside plus two multiple-family neighborhoods in central Costa Mesa. As a result of the findings and recommendations in the feasibility study, the RDA initiated proceedings in June 2002 to add approximately 434 acres within the Westside to the existing project area. In September 2002, the RDA released a Preliminary Plan as the first step in the project area expansion process. Throughout the balance of 2002, staff and its redevelopment advisors conducted a number of community-based round table meetings to receive public comments on the preliminary plan. Ultimately, the RDA terminated the expansion proceedings in October 2003 as a result of public opposition to the expansion.

### ***CRAC and WROC Committees***

Two advisory committees, the Community Redevelopment Action Committee (CRAC), which transitioned into the Westside Revitalization Oversight Committee (WROC), have been involved in setting priorities and establishing a vision with specific recommendations for improvements to the Westside. In August 2003, the Redevelopment Agency appointed 40 members to the Westside Revitalization Oversight Committee (WROC). The WROC's objective was to build upon previous work completed by the Community Redevelopment Action Committee (CRAC). Through the efforts of an intense citizen participation program, the WROC developed a long-term vision for the Westside and a series of recommendations to achieve this vision. The Redevelopment Agency and City Council used the WROC's findings and recommendations in their decision-making process to identify the Westside Urban Plan areas and to propose General Plan land use policies promoting mixed-use development and private market reinvestment in the Westside.

### ***Five Study Sessions and Two Public Hearings by Planning Commission***

On October 11, 2005, the City Council and Planning Commission held a joint study session. The primary objective was to receive initial feedback from City Council and Planning Commission regarding the four draft urban plans, released in early September 2005 for public review and comment. On December 5, 2005, January 17, 2006, and February 6, 2006 and March 6, 2006, Planning Commission conducted additional study sessions on the urban plan documents.

On February 13 and March 13, 2006, Planning Commission conducted public hearings on the three proposed Westside Urban Plans. The Planning Commission staff report from the March 13<sup>th</sup> meeting provides additional background information and is provided as Attachment 9.

## **ANALYSIS**

### ***Project Location***

The project area for the Westside Urban Plans is generally bound by Wilson Street (north), Harbor Boulevard and Superior Boulevard (east), and the City's corporate limits (west/south). The Westside contains approximately 1,788 acres, or 2.8 square miles of land area. There are three Urban Plans proposed in portions of the Westside: 19 West (containing 103 acres), Mesa West Bluffs (containing 277 acres), and Mesa West Residential (containing 238 acres). Attachment 1 is a vicinity map and Attachment 2 provides site photographs of Westside properties.

### ***Proposed Project***

The proposed project includes a City-initiated Mixed-Use Overlay District and Westside Urban Plans requiring the following discretionary approvals:

1. General Plan Amendment GP-05-11B: The General Plan Amendment involves several text amendments to the Land Use Element related to mixed-use development provisions and identification of the Westside Urban Plans in the General Plan. No changes to the General Plan land use map are necessary.
2. Mixed-Use Overlay Zoning District R-05-06B: The rezone petition is for the application of the Mixed-Use Overlay Zoning District on the Zoning Map to the areas of the Westside Urban Plans. The provisions in the Zoning Code amendment related to mixed-use development shall strictly apply to these designated areas.
3. 19 West Urban Plan SP-05-07: The 19 West Urban Plan area consists of 103 acres of industrial, commercial, and residential uses. The plan area is located in the Westside, generally along 19th Street, Superior Boulevard, and southeast of Victoria Street and Placentia Avenue. The proposed mixed-use overlay zone would allow horizontal and vertical mixed-use development pursuant to an approved Master Plan.
4. Mesa West Bluffs Urban Plan SP-05-08: The Mesa West Bluffs Urban Plan area is approximately 277 acres in size. The plan area is generally located south of Victoria Street, west of Superior Avenue, and to the City's western and southern corporate limits. Light Industrial General Plan land use designations comprise the plan area. The proposed mixed-use overlay zone would allow live/work or residential development pursuant to an approved Master Plan.
5. Mesa West Residential Ownership Urban Plan SP-05-09: This overlay plan area consists of 238 acres of high- and medium-density residential uses. In the proposed mixed-use overlay zone, applicants with qualified projects may apply for specified residential development standards/incentives or a density bonus pursuant to an approved Master Plan.

## ***Significant Issues Considered by Planning Commission***

The "Responses to Comments" document of the Westside Initial Study/Mitigated Negative Declaration provides detailed responses on significant issues raised during the public review period and at public meetings on the three proposed Westside Urban Plans. Following is a brief summary of major issues.

1. *Projected development scenario is within capacity of General Plan.* As incentive plans, the Westside Urban Plans establish a mechanism for major private market reinvestment and revitalization. To develop a theoretical development scenario for environmental analysis purposes, staff projects that 50 percent of the properties in the overlay zoning districts over the next 20 years may be developed, redeveloped, or adaptively-reused as a mixed-use development or residential condominium project.
  - **Westside Urban Plans-** For environmental analysis purposes, the following development scenario is projected over the next 20 years with implementation of the three proposed Westside Urban Plans. The net change of existing conditions (Year 2005) compared to the projected development scenario (Year 2025) results in the following "proposed project development scenario":
    - Addition of 3,771 residential units, including 1,398 live/work units
    - Addition of 69,746 commercial square feet
    - Reduction of 1,413,926 light industrial square feet
    - Addition of 155 general commercial jobs
    - Reduction of 3,008 light industrial jobs
    - Addition of 1,398 live/work related jobs
2. *Average daily trip volumes would decrease as a result of plan implementation compared to General Plan conditions.* The City's traffic consultants (Austin-Foust & Associates) completed traffic studies, which modeled the projected development scenario over the next twenty years. The preliminary traffic report indicates that there is an overall decrease in traffic volumes in the General Plan scenario as a result of the implementation of the urban plans. For the Westside Urban Plans area under the General Plan scenario, the average daily trips (ADT) are projected to decrease from 148,895 ADT to 136,058 ADT. Compared to existing conditions based on Year 2005 traffic counts, the study indicated a less than significant increase in traffic from 114,043 ADT to 136,058 ADT.
3. *Planning Commission recommended development incentives for industrial property owners.* To stimulate reinvestment in these properties and also to address concerns raised by Westside industrial property owners, Planning Commission recommended the following incentives to be considered by City Council:

- Existing industrial properties that are currently developed at a floor area ratio that exceeds the maximum allowable floor area ratio stated in the Zoning Code may be voluntarily demolished and redeveloped at the same floor area ratio. However, the redevelopment of the site should result in an equal or lesser degree of nonconformity with current City standards.
- An industrial-based improvement program similar to the RRIP that would waive permit and plan check fees for improvements to industrial properties.
- Public streetscape improvements similar to those along 19th Street.
- Development incentives to replace small "incubator" space lost through loft or live/work conversions or encourage ownership of incubator spaces. Such an incentive may involve an FAR "density bonus" for projects that include smaller multi-tenant spaces. This may be fashioned similar to the currently proposed FAR increase for mixed-use projects that meet certain criteria or findings (i.e. excellence in design, integration into neighborhood, provision of replacement "incubator" space, etc.).

The Mesa West Bluffs Urban Plan (provided by separate cover) includes these development incentives.

4. *Mitigated Negative Declaration is considered appropriate environmental document.*

Pursuant to the requirements of the California Environmental Quality Act (CEQA) and CEQA guidelines, staff determined that a mitigated negative declaration, and not an Environmental Impact Report (EIR), will be the appropriate CEQA document. To ensure comprehensive review by State agencies, the document was circulated by the State Clearinghouse to provide additional opportunity by these agencies to comment on the document and suggest mitigation measures, as appropriate. As concurred by the City Attorney's office, staff believes the IS/MND (*State Clearinghouse No. 2006021045*) is appropriate for the following reasons:

- *Proposed overlay zone within development capacity of General Plan.* The proposed mixed-use development is anticipated to be ***within the development capacity*** of the Costa Mesa 2000 General Plan, and mitigation measures are proposed to minimize any significant impacts to below a level of significance. A traffic study completed by Austin-Foust concluded that trip generation for mixed-use development is expected to be lower than future General Plan conditions.
- *State Agencies' comments incorporated into environmental document.* IS/MND was circulated by the State Clearinghouse of California for a 30-day public review period (instead of a 20-day public review period) during which State agencies (Department of Toxic Substances Control and Department of

Conservation) reviewed and commented on the environmental document. Responses to comment letters are provided in the Responses to Comments document. These State agencies concurred with or provided mitigation measures to minimize impacts to below a level of significance.

- Utility/Service Providers concurred with mitigation measures in IS/MND. As documented in the IS/MND prepared for the Westside Urban Plans, Mesa Consolidated Water District, Costa Mesa Sanitary District, City Parks/Parkways Division, and other utility/service have indicated that significant impacts to utilities services/systems could be mitigated to below a level of significance. These mitigation measures are described in the IS/MND. Staff communicated directly with the Newport-Mesa Unified School District by phone and at meetings with the Costa Mesa Sanitary District and Orange County Sanitation District to gain concurrence on the mitigation measures and environmental conclusions of the IS/MND.
  - Future environmental review required for any specific development project. The IS/MND for the Westside Urban Plans fully discloses the anticipated environmental impacts of the proposed project as it relates to aesthetics, agricultural resources, air quality, biological resources, cultural resources, geology, and soils, hazards and hazardous materials, hydrology and water quality, land use planning, noise, population, and other environmental topics. As a program-level document for the project area, future development proposals will be subject to project-specific environmental review in the form of an IS/MND or EIR.
5. Environmental Impact Report (EIR) would likely elaborate on project alternatives rather than provide significant new analysis on the Mesa West Bluffs Urban Plan. The Westside Revitalization Association expressed a concern that an EIR be prepared for the Westside Urban Plans. One of the primary reasons to prepare an EIR is to identify adverse environmental impacts that cannot be mitigated to below a level of significance. Additionally, an EIR evaluates a reasonable range of alternatives to the project that reduce or eliminate the significant impacts. However, as discussed in #4 above, all of the environmental impacts associated with the Westside Urban Plans can be mitigated to below a level of significance.

As noted above, The City Attorney's office concurs that the Mitigated Negative Declaration complies with State Law, and the proposed project would not require an EIR.

Council may direct staff to analyze alternatives to the proposed Westside Urban Plans by preparing an EIR. It is important to note that an EIR **would not** include any significant additional environmental analysis nor propose any new mitigation measures on the proposed Westside Urban Plans. Instead, an EIR would provide analysis on any new alternatives to the Westside Urban Plans for comparative purposes. Should Council wish to pursue this approach, staff would issue a Request for Proposals to an environmental consultant to prepare an EIR at an

estimated cost of \$100,000 or more. Staff estimates that EIR preparation would take approximately six months.

6. Preparation of Responses to Comments is above minimum requirements by State Law. State law does not require a Response to Comments document for an IS/MND. However, a Response to Comments document was created to respond to questions received from Planning Commission/City Council during study sessions and to address comments received from the general public. This document (provided by separate cover) provides responses on varying topics, including development/traffic assumptions, affordable housing issues, and proposed development standards.
7. Architectural and Land Use Compatibility are required for approved projects. During the Planning Commission study sessions and public hearings, Westside property owners emphasized the importance of architectural and land use compatibility. This issue was addressed by the following:
  - Planning Commission amended Urban Plans to address compatibility. The Urban Plan requires that new development in the mixed-use overlay district shall be compatible with existing development through vertical/horizontal articulation or architectural enhancements. In addition the proposed massing of buildings in new development shall be proportional to the mass and scale of other structures on the same block. The Planning Commission included amended text in the Westside Urban Plans regarding architectural and land use compatibility requirements.
  - Mitigation Measures require compatibility studies. The Westside IS/MND specify that a Health Risk Assessment Study and Phase 1 Environmental Assessment Study be required for all mixed-use development projects. Recommended mitigation measures to reduce any environmental concerns to below a level of significance would be incorporated into the project-specific environmental document.
8. Public Notice mailed to over 2,500 property and business owners for the Westside and Westside Urban Plans. The City exceeded the minimum requirements for public noticing for the proposed Mixed-Use Overlay District by also noticing business owners in the Urban Plan areas. A joint public notice containing information on the SoBECA and Westside Urban Plans was provided to over 2,500 property owners, business owners, interested parties, and Committee members.
9. Mixed-Use monitoring is to be conducted every two years. Planning Commission recommended that mixed-use developments in the overlay district be monitored every two years. A "Mixed-Use Development Monitoring Report" shall be provided to the Planning Commission and City Council for review/approval and analysis regarding traffic, architectural and land use compatibility, parking standards, and other relevant issues.

10. Legal disclosures of existing surrounding uses are required to be made to prospective residents/buyers. As part of future Master Plan approvals for individual development projects, a condition of approval may require that the Covenants, Conditions, and Restrictions (CC&Rs) disclose the existing noise environment and any odor-generating uses within and surrounding the mixed-use development. The provision of the CC&Rs that relates to disclosures will be reviewed/approved by the City Attorney's office prior to recordation. A provision to the CC&Rs will also stipulate that any subsequent revisions to the CC&Rs related to this issue must be approved by the City Attorney's office. The City Attorney's office shall determine the legal mechanism employed to ensure disclosure of noise and odor generating uses.
11. Master Plan is required to be prescreened by City Council and approved by Planning Commission. The adoption of the Westside Urban Plans does not permit mixed-use development by right. A Master Plan and environmental document must be approved for each development proposal. Furthermore, applicants for residential or mixed-use development projects in a mixed-use overlay district shall submit a screening application for consideration by City Council at a public meeting. No other concurrent application for development may be submitted for processing until City Council comments have been received. The purpose of the screening application will be to receive City Council comments on the merits and appropriateness of the proposed development. No other action on the screening application will be taken by City Council. The Planning Commission is the final review authority for the Mixed-Use Master Plan. (The flow chart on Page 5 of the Westside Urban Plans was amended to reflect this planning process.)
12. Mixed-Use parking standards are lower than traditional residential development and comparable to other cities. The residential parking standards for residential units in a mixed-use development are comparatively lower than the City's current parking requirements. This reduction in required parking is based on the following: (1) Reduced parking rates are applied for the residential component due to the anticipated reduction in parking demand from a specialized market of residents seeking alternative housing choices to traditional single-family residences; (2) Reduced parking rates account for residential guests/visitors joint use of parking areas. Residents and guests may park in commercial parking areas during off-peak business hours (i.e. after 6 p.m.) when these businesses may be closed. The mixed-use development parking standards proposed in the Urban Plan(s) are comparable to other cities.

### **Other Considerations**

Staff has corrected internal inconsistencies in the Mesa West Bluffs and 19 West Urban Plans regarding lot coverage in the Development Standards table (Pages 9 and 10, respectively). The Urban Plan has been amended to clarify that a maximum 90% lot coverage and minimum 10% open space will be required for mixed-use development, including live/work lofts. Furthermore, in the Mesa West Bluffs Urban Plan, reference to



the “residential open space requirements” (i.e. 200 sq.ft. per dwelling unit) was removed as this standard does not apply to live/work units (Page 9 of Bluffs Plan).

### ***Cultural Arts Committee Recommendation***

The Cultural Arts Committee has made a recommendation to identify the “19 West Arts District” and “Mesa West Arts Village” on monument signage in the overlay district. Please see the memorandum provided as Attachment 8. Planning Commission took this into consideration and believed that an appropriate time to consider this request may be in the future as mixed-use developments occur in the area. The Cultural Arts Committee’s request is forwarded to the City Council for consideration.

### **ALTERNATIVES CONSIDERED**

City Council has the following alternatives for consideration:

1. *Adopt overall proposed project to create a Mixed-Use Overlay District and related mixed-use development provisions for the three Westside Urban Plan areas.* This action may include any revisions to the planning documents as requested by City Council. The approval of the proposed project would provide development incentives for revitalization of the Westside Urban Plan areas into mixed-use development, including live/work lofts.
2. *Deny overall proposed project.* This action is not to approve the Initial Study/Mitigated Negative Declaration, the General Plan amendment, Zoning Code amendment, and overlay zone petition for the application of the mixed-use overlay zoning district on the Zoning map, and Westside Urban Plan. Developers proposing a mixed-use development project in the Westside plan area will need to apply for a rezone to a Planned Development Commercial (PDC) or Planned Development Industrial (PDI) zone, and comply with the development standards of the appropriate zone. Incentives to promote ownership housing in multi-family zones in the Westside would also not be in place. Live/work units would still not be allowed since the Zoning Code does not allow live/work uses.

### **FISCAL REVIEW**

Fiscal review is not required for this item.

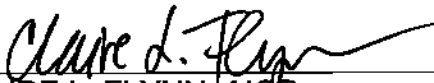
### **LEGAL REVIEW**

Legal review is not required for this item.

## CONCLUSION

Pursuant to Council direction, staff has prepared the planning documents required to implement a mixed-use overlay district in Costa Mesa's Westside. The Planning Commission reviewed the proposed project at five study sessions and two public hearings and unanimously recommended approval.

The Westside Urban Plans indicate that mixed-use development projects will likely decrease overall trip generation in the Westside over time compared to the 2000 General Plan scenario. The existing land uses in the base zoning district would remain in place, unless the property owner wishes to convert to mixed-use development trips pursuant through a Master Plan approval. The proposed project does not expressly authorize any specific development proposal, as subsequent Master Plan approval and project-specific environmental analysis would be required.



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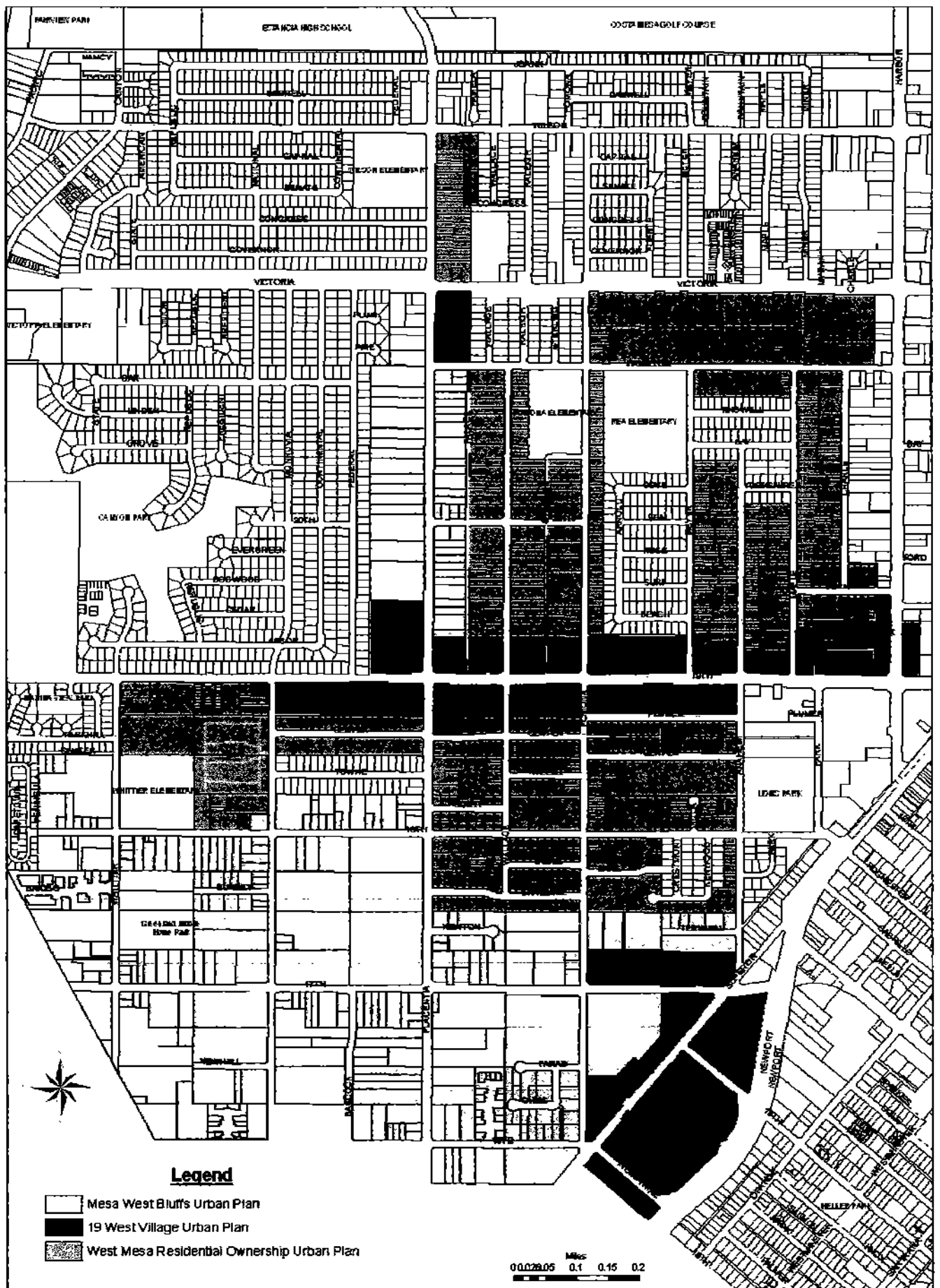
DONALD D. LAMM, AICP  
Deputy City Mgr. – Dev. Svs. Director

### Attachments:

1. Vicinity Map
2. Site Photographs
3. Resolution for General Plan Amendment
4. Ordinance for Overlay Zone Petition
5. Resolution for 19 West Urban Plan
6. Resolution for Mesa West Bluffs Urban Plan
7. Resolution for Residential Ownership Urban Plan
8. Cultural Arts Committee recommendation
9. 3/13/06 PC Minutes Excerpt, 3/13/06 PC Staff Report and Resolution
10. Westside Urban Plans (by separate cover)
11. Responses to Comments (by separate cover)
12. Initial Study/Mitigated Negative Declaration (by separate cover)

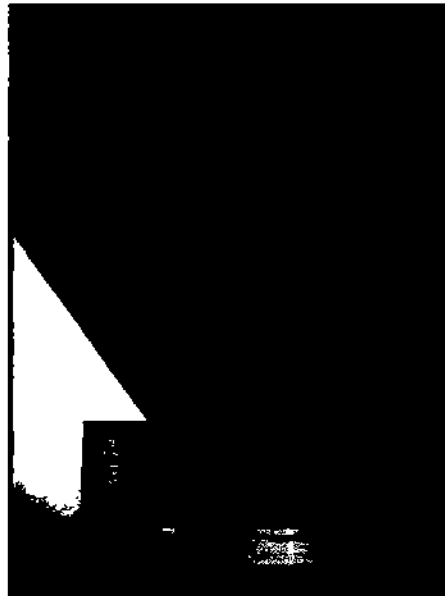
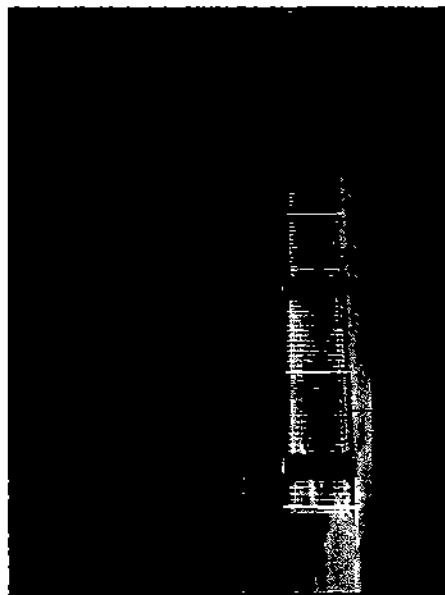
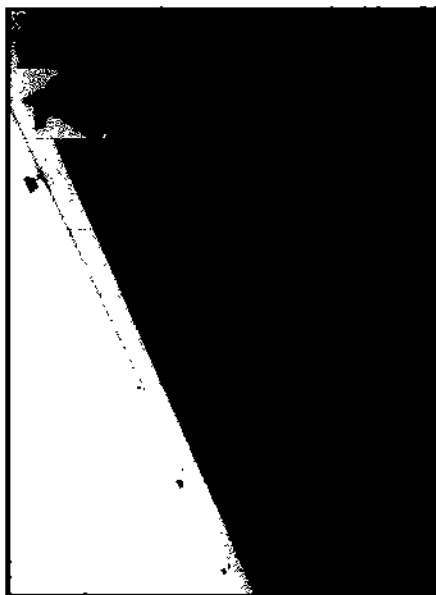
cc: City Manager  
City Attorney  
Public Services Director  
Administrative Services Director  
Peter Naghavi, Transportation Svs. Mgr.  
Raja Sethuraman, Associate Engineer  
City Clerk  
Staff (4)  
File (2)  
Westside Revitalization Oversight Committee  
John Hawley, Representative for Westside Revitalization Association

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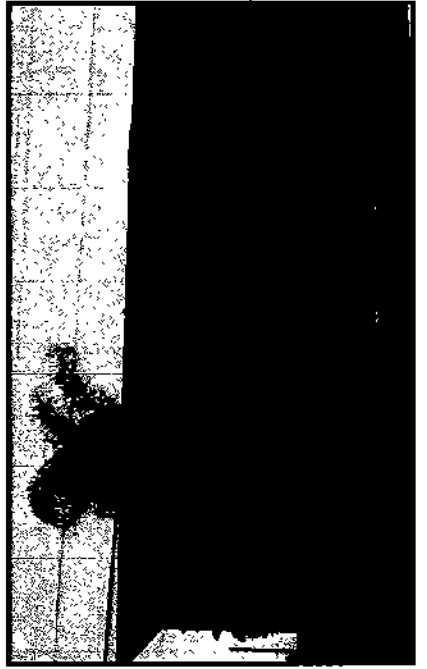
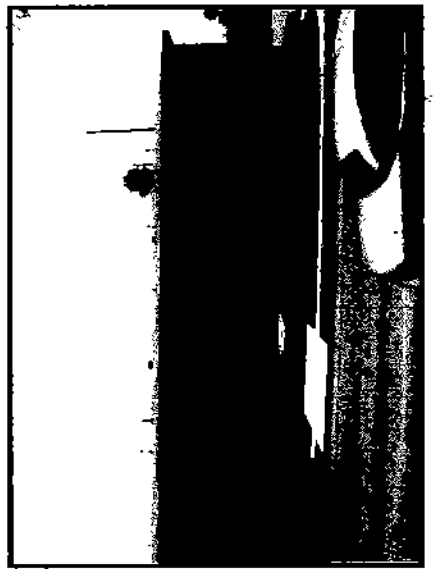
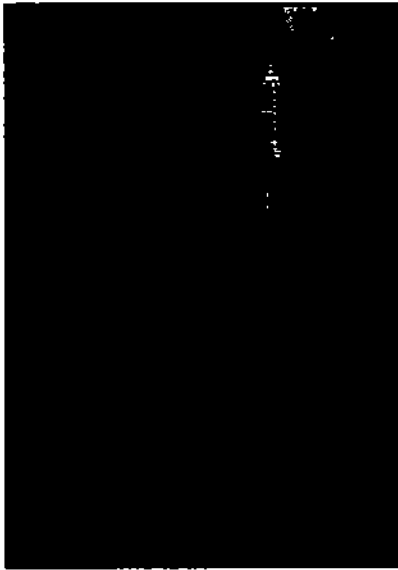
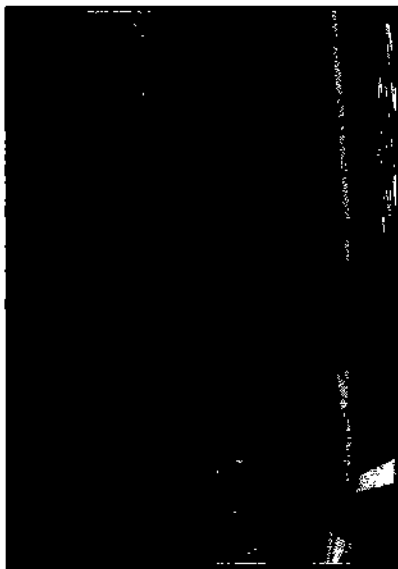
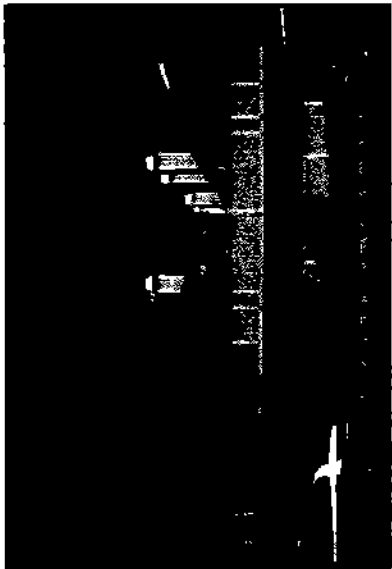


**Attachment 1 – Vicinity Map  
Westside Urban Plan areas**

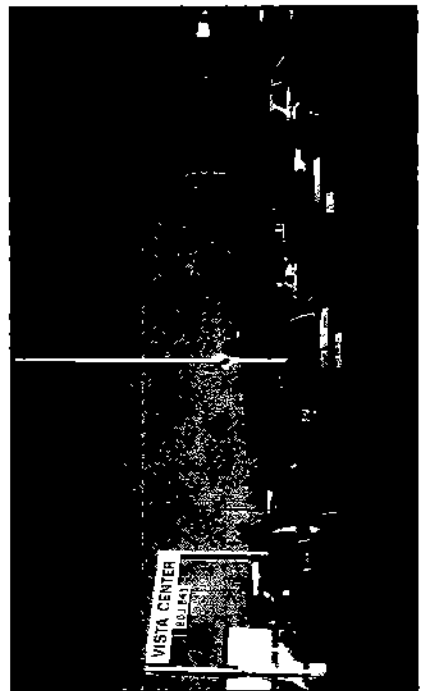
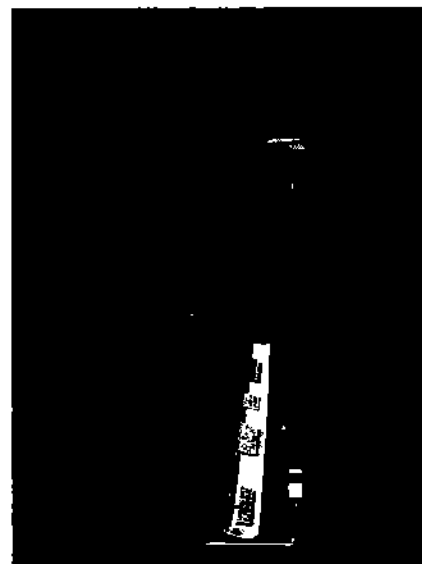
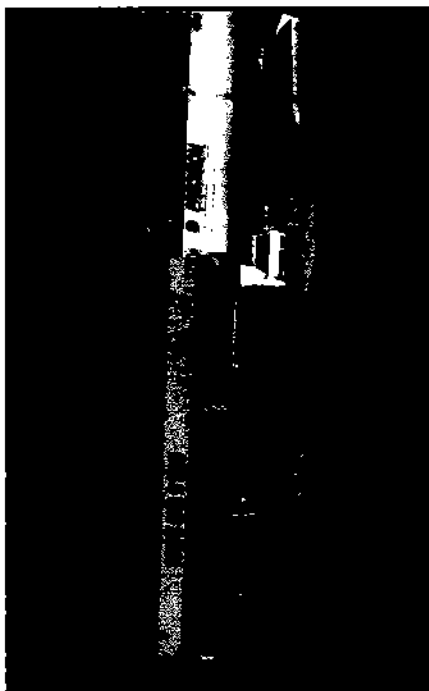
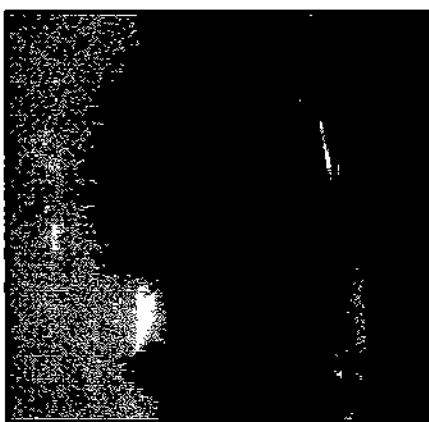
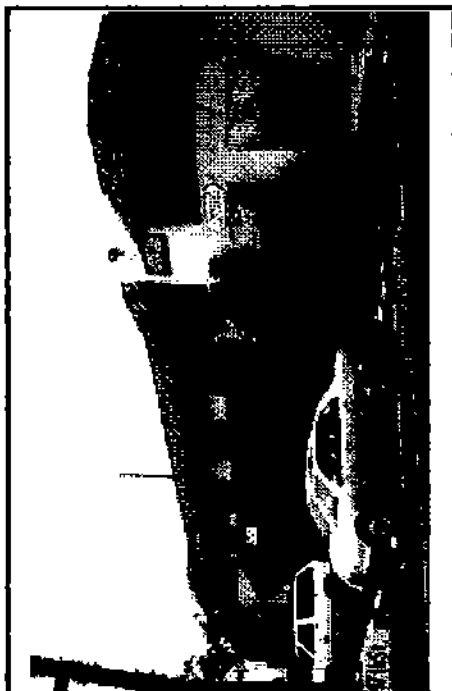
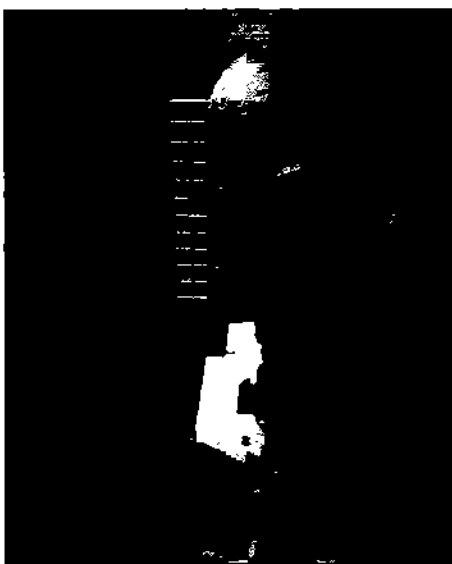
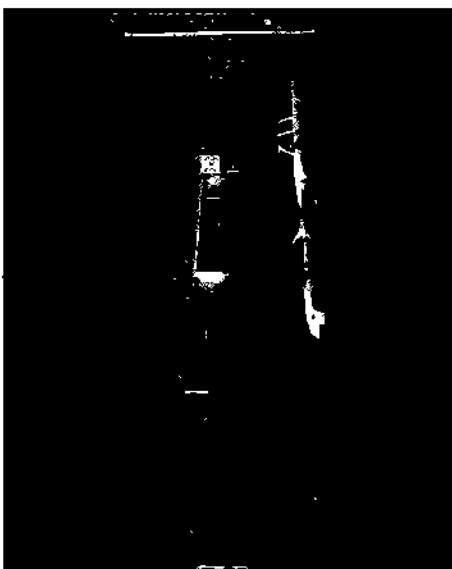
**Attachment 2 –  
Site Photographs of existing businesses in Mesa West Bluffs Urban Plan area**



Site Photographs of existing residential structures In Residential Ownership Urban Plan



# Site Photographs of existing businesses in 19 West Urban Plan area



### **Attachment 3**

### **Resolution for General Plan Amendment**



**RESOLUTION NO. 06-**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COSTA MESA, CALIFORNIA, ADOPTING THE WESTSIDE INITIAL STUDY/MITIGATED NEGATIVE DECLARATION AND GENERAL PLAN AMENDMENT GP-05-11B REGARDING A MIXED-USE OVERLAY DISTRICT IN WESTSIDE COSTA MESA.**

**THE CITY COUNCIL OF THE CITY OF COSTA MESA DOES HEREBY RESOLVE AS FOLLOWS:**

WHEREAS, the Costa Mesa City Council of the City of Costa Mesa adopted the 2000 General Plan on January 22, 2002;

WHEREAS, the General Plan is a long-range, comprehensive document that serves as a guide for the orderly development of Costa Mesa;

WHEREAS, by its very nature, the General Plan needs to be updated and refined to account for current and future community needs;

WHEREAS, the overall proposed project involves the following: (1) General Plan Amendment GP-05-11B to establish a Mixed-Use Overlay District and related provisions in the Land Use Element; (2) Overlay Zone Petition R-05-06B to apply a mixed-use overlay zoning district on the Zoning Map to the three specified Urban Plan areas; (3) 19 West Urban Plan SP-05-07, Mesa West Bluffs Urban Plan SP-05-08, and Mesa West Residential Ownership Urban Plan SP-05-09 to adopt regulating plans for mixed-use and residential development;

WHEREAS, General Plan Amendment GP-05-11B amends the 2000 General Plan text as shown in Exhibit "A" to establish a Mixed-Use Overlay District and related mixed-use development provisions in the Land Use Element;

WHEREAS, public hearings were held on February 13 and March 13, 2006 by the Planning Commission and on April 4, 2006 by the Costa Mesa City Council, in accordance with Section 65355 of the Government Code of the State of California, with all persons having been given the opportunity to be heard both for and against the proposed project;

WHEREAS, the environmental review for the project was processed in accordance with the requirements of the California Environmental Quality Act (CEQA), the State CEQA Guidelines, and the City of Costa Mesa Environmental Guidelines, and an Initial Study/Mitigated Negative Declaration (IS/MND) and mitigation monitoring program were prepared;

WHEREAS, the IS/MND (State Clearinghouse No. 2006021045) was circulated for review to State and local agencies by the State Clearinghouse for a 30-day review period from February 10, 2006 to March 11, 2006, and responses to substantive comments received during the public review period were included in the environmental document;

WHEREAS, according to the IS/MND, which reflects the independent judgment of the City of Costa Mesa, the proposed project could not have a significant effect on the environment. Additionally, the evidence in the record as a whole indicates that the project will not individually or cumulatively have an adverse effect on wildlife resources or habitat;

WHEREAS, the Planning Commission recommended City Council approval of the General Plan amendment by adopting Resolution PC-06-18.

WHEREAS, the Costa Mesa City Council deems it to be in the best interest of the City that said General Plan Amendment be adopted.

BE IT RESOLVED that the Costa Mesa City Council hereby adopts the Mitigated Negative Declaration and Mitigation Monitoring Program;

BE IT FURTHER RESOLVED that the Costa Mesa City Council hereby adopts General Plan Amendment GP-05-11B that amends the text of the 2000 General Plan as set forth in Exhibit "A", which is attached to this resolution.

**PASSED AND ADOPTED this \_\_\_\_\_ day of \_\_\_\_\_, 2006.**

\_\_\_\_\_  
Mayor, City of Costa Mesa

STATE OF CALIFORNIA)  
COUNTY OF ORANGE ) ss.  
CITY OF COSTA MESA )

I, Julie Folcik, City Clerk of the City Council of the City of Costa Mesa, hereby certify that the above and foregoing Resolution No. \_\_\_ was duly and regularly passed and adopted by said City Council at a regular meeting thereof held on the \_\_\_ day of \_\_\_\_\_, 2006.

IN WITNESS WHEREOF, I have hereby set my hand and affixed the Seal of the City of Costa Mesa this \_\_\_ day of \_\_\_\_\_, 2006.

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**City Clerk of the City Council  
of the City of Costa Mesa**

**EXHIBIT “A”**  
**2000 GENERAL PLAN AMENDMENT**  
**LAND USE ELEMENT**

**TABLE LU-1: LAND USE DESIGNATIONS (2005)**

Land Use Designation	Residential Density DU/Acre*	Floor Area Ratio	Acres Developed	Acres Undeveloped (1999)	Total Acres	% of City
Low-Density Residential	≤8	Same as Neighborhood Commercial	2,168.3	1.8	2,170.1	26.8%
Medium-Density Residential <sup>1,6</sup>	≤12	Same as Neighborhood Commercial	794.5	30.7	825.2	10.2%
High-Density Residential <sup>1,6</sup>	≤20 <sup>2</sup>	Same as Neighborhood Commercial	836.3	42.0	878.3	10.8%
Commercial-Residential	≤17.4	0.20/High Traffic 0.30/Moderate Traffic 0.40/Low Traffic	42.6	0.9	43.5	0.5%
Neighborhood Commercial <sup>6</sup>	-	0.15/High Traffic 0.25/Moderate Traffic 0.35/Low Traffic 0.75/Very Low Traffic	42.4	2.5	44.9	0.6%
General Commercial <sup>6</sup>	≤20	0.20/High Traffic 0.30/Moderate Traffic 0.40 Low Traffic 0.75/Very Low Traffic	610.7	20.4	631.1	7.8%
Commercial Center <sup>6</sup>	≤20 ≤40 site-specific density for 1901 Newport Blvd <sup>3</sup>	0.25/High Traffic 0.35/Moderate Traffic 0.45 Low Traffic 0.75/Very Low Traffic 0.70 Site-Specific FAR for 1901 Newport Blvd <sup>3</sup>	29.4	63.3	92.7	1.2%
Regional Commercial	≤20	0.652/0.89 <sup>4</sup>	114.7	0.0	114.7	1.4%
Urban Center Commercial	≤20	0.50 Retail 0.60 Office 0.79 Site-Specific FAR for So. Coast Metro Center <sup>5</sup>	134.2	26.2	160.4	2.0%
Cultural Arts Center	-	1.77	49.0	5.0	54.0	0.7%
Industrial Park	≤20	0.20/High Traffic 0.30/Moderate Traffic 0.40/Low Traffic 0.75/Very Low Traffic	696.5	17.7	714.2	8.8%
Light Industry <sup>6</sup>	≤20	0.15/High Traffic 0.25/Moderate Traffic 0.35/Low Traffic 0.75/Very Low Traffic	375.5	6.6	382.1	4.7%
Public/Institutional	-	0.25	1,281.3	0.5	1,281.8	15.8%
Golf Course	-	<0.01	560.1	0.0	560.1	6.9%
Fairgrounds	-	<0.10	146.4	0.0	146.4	1.8%
<b>Total</b>			<b>7,881.9</b>	<b>217.6</b>	<b>8,099.5</b>	<b>100.0%</b>

- <sup>1</sup> Within the Medium- and High-Density Residential designation, existing residential units legally built in excess of the dwelling units per acre standard may be rebuilt at the same higher density subject to other zoning code standards. The allowable density or number of units to be redeveloped would be limited to the 1990 General Plan density with a 25% incentive bonus for Medium-Density or a 50% incentive bonus for High-Density; or the existing number of units, whichever is less.
- <sup>2</sup> See High-Density Residential text regarding an area in North Costa Mesa where the density allowance is 25 to 35 DU/acre.
- <sup>3</sup> See Commercial Center text. <sup>4</sup> See Regional Commercial text. <sup>5</sup> See Urban Center Commercial text. <sup>6</sup> See text for Mixed-Use Development provisions.

future. Planned developments near the maximum density may also become more common, perhaps through combination of parcels and replacement of single-family development.

Non-residential uses that complement and serve the surrounding residential neighborhood are also appropriate within this designation. These uses typically include schools, parks, churches, libraries, and public facilities. Additional uses authorized by State law, such as group residential facilities, accessory apartments, granny flats, and family day care homes are also appropriate.

Compatible zoning districts include R1, PDR-LD, I&R, and I&R-S.

### **Medium-Density Residential**

The Medium-Density Residential designation is intended for single- and multi-family developments with a density of up to 12 units to the acre. The 12 units to the acre standard can be exceeded for legal, non-conforming Medium-Density Residential lots of a certain size that existed as of March 16, 2000. These lots must be less than 7,260 square feet in size, but not less than 6,000 square feet. On lots that have a density calculation fraction equal to or greater than 1.65 units per acre, two units may be constructed.

The 12 dwelling units per acre standard is exceeded by approximately 53 percent of the existing Medium-Density development. Existing non-conforming units, that are voluntarily destroyed, may be rebuilt to the same density, subject to other standards of the zoning code and the following: the allowable density or number of units to be redeveloped is limited to the 2000 General Plan density plus a 25 percent density incentive bonus or the existing number of units, whichever is less.

At an average household size of 2.74 persons per dwelling unit, the projected population density within this designation would be 32.9 persons per acre.

Density bonuses may be granted when a project is designed to provide housing for households with specialized requirements (e.g., senior citizens, handicapped, very-low and low-income, and other households with needs not sufficiently accommodated by conventional housing). Density bonuses that result in the project's density to exceed the General Plan standard are limited to affordable senior citizen projects.

In order to encourage the development of additional residential ownership opportunities in the Westside, City Council may designate an overlay area by adoption of the Mesa West Residential Ownership urban plan. The Mesa West Residential Ownership urban plan may allow residential densities up to 20 units per acre provided that certain development standards are met for encouraging ownership housing. With an average household size of 2.74, the projected population density for the urban plan area would be 54.8 persons per acre.

The type of development in this designation is generally less oriented to outdoor living activities and is thus more tolerant to impacts that might adversely affect low-density residential development. Although still susceptible to the impacts caused by more intense uses and noise, a Medium-Density Residential development has greater potential to provide mitigation through visual and acoustical shielding. Areas for Medium-Density Residential use can be established closer to potentially disparate uses than can Low-Density Residential, providing the potential impacts are not of a severity that precludes mitigation.



Because of the location and intensity of development, Medium-Density Residential areas are also appropriate for quasi-residential uses such as convalescent hospitals and group residential homes. Schools, churches, parks, libraries, and related public facilities are also appropriate.

Complementary commercial uses within this designation may be allowed in planned development projects provided that the commercial uses will have floor area ratios that are the same as the Neighborhood Commercial land use designation.

Medium-Density Residential areas are distributed throughout the City. The main concentration is located southeast of Newport Boulevard between Mesa Drive and 19<sup>th</sup> Street; northwest of Orange Avenue; southeast of Orange Avenue between 16<sup>th</sup> and 18<sup>th</sup> Streets; and between Santa Ana and Irvine Avenue north of Santa Isabel.

Compatible zoning districts include R1, R2-MD, PDR-MD, I&R, and I&R-S.

### **High-Density Residential**

Areas designated as High-Density Residential are intended for residential development with a density of up to 20 units to the acre with the exception of Sakioka lot 1, discussed in the following paragraph. Density bonuses may be granted by the City when a project is designed to provide housing for individuals and families with specialized requirements (e.g., senior citizens, handicapped, very-low and low-income and other households with needs not sufficiently accommodated by conventional housing). Density bonuses that result in the project's resulting density to exceed the 2000 General Plan standard are limited to affordable senior citizen projects.

Sakioka lot 1, a 41-acre vacant parcel, located in the Town Center area of the City adjacent to Anton Boulevard, has a higher density limit of 25 to 35 units to the acre. The upper limit of 35 units per acre shall include any density bonus.

The maximum density of 20 dwelling units per acre is exceeded by approximately 46 percent of existing High-Density development. Existing non-conforming developments, that are voluntarily destroyed, may be rebuilt to the original density subject to other standards of the zoning code and the following: the allowable density or number of units to be redeveloped would be limited to the 2000 General Plan density plus a 50 percent density incentive bonus or the existing number of units, whichever is less.

In order to encourage the development of additional residential ownership opportunities in the Westside, City Council may designate an overlay area by adoption of the Mesa West Residential Ownership urban plan. For existing developments that exceed 20 dwelling units per acre, the Mesa West Residential Ownership urban plan may allow redevelopment of residential projects to existing densities provided that certain development standards are met for encouraging ownership housing.

With an average household size of 2.74, the projected population density within this designation would be 54.8 persons per acre.

Because of their location and intensity of development, High-Density Residential areas are also appropriate for quasi-residential uses (e.g., convalescent hospitals, and group residential homes). Schools, churches, parks, libraries, and related public facilities are also appropriate.

Complementary commercial uses within this designation may be allowed in planned development projects provided that the commercial uses will have Floor Area Ratios that are the same as the Neighborhood Commercial land use designation.

Mixed-use development projects are intended to provide additional housing opportunities in the City by combining residential and nonresidential uses in an integrated development. Additionally, this type of development is intended to revitalize areas of the city (such as the Westside) without exceeding the capacity of the General Plan transportation system. Mixed-use developments shall be implemented through an adopted urban plan (such as the 19 West Urban Plan) and shall be identified on the City's Zoning Map by designating either the R2-HD and R-3 base zoning districts with the mixed-use overlay district. The mix of uses can occur in either a vertical or horizontal design, up to four stories in height. Product types shall be identified in the applicable urban plan and may include live/work units and commercial/residential units where the residential uses are located above or adjacent to the nonresidential component. Nonresidential uses may include office, retail, business services, personal service, public spaces and uses, and other community amenities. In conjunction with areas that are designated with the mixed-use zoning overlay district, the maximum FAR is 1.0. An increase to 1.25 FAR may be allowed for mixed-use plans exhibiting design excellence. In a mixed-use overlay district area, this FAR includes both residential and non-residential components, and the maximum number of stories is four.

The mix of residential and nonresidential uses would result in an average employee population of 22 employees per acre in the nonresidential component, and in the residential component, the average number of residents per acre is anticipated 65 persons. The total average population per acre is 87 persons.

Major High-Density neighborhoods are clustered around Orange Coast College; along Mesa Verde Drive East; between Adams and Harbor; around Vanguard University; in the northeast portion of the South Coast Metro area; in the Downtown Redevelopment area; and the southeast portion of the City.

Compatible zoning districts include R2-MD, R2-HD, R3, PDR-HD, PDR-NCM, MU, and I&R, and I&R-S.

## **COMMERCIAL**

Seven commercial land use designations are applied throughout the City. These designations vary in location and intensity in order to accommodate the full range of commercial activity present in Costa Mesa. Development "intensity" potential is measured/prescribed using Floor Area Ratios in relation to the amount of traffic expected.

Employment generation for commercial uses varies dependent upon the specific use within the commercial designations. Population density standards range from 1 employee/300 square feet for office uses to 1 employee/500 square feet for retail

**TABLE LU-4  
COMMERCIAL BUILDING INTENSITY STANDARDS**

Land Use Designation	Very Low Traffic FAR	Low Traffic FAR	Moderate Traffic FAR	High Traffic FAR
Commercial –Residential	NA	0.40	0.30	0.20
Neighborhood Commercial <sup>a</sup>	0.75	0.35	0.25	0.15
General Commercial <sup>a</sup>	0.75	0.40	0.30	0.20
Commercial Center <sup>d,e</sup>	0.75	0.45	0.35 <sup>d</sup>	0.25
Regional Commercial	a.	a.	a.	a.
Urban Center Commercial	b.	b.	b.	b.
Cultural Arts Center	c.	c.	c.	c.
<b>Notes:</b> a. 0.652/0.89 FAR. Refer to Regional Commercial discussion. b. 0.50 FAR for Retail, 0.60 FAR for Office, 0.79 FAR for S.C. Metro Center. Refer to Urban Center Commercial discussion. c. 1.77 FAR. Refer to Cultural Arts Center discussion. d. 0.70 Site-Specific FAR for 1901 Newport Boulevard. Refer to Commercial Center discussion. e. <u>With application of the mixed-use overlay district, the FAR may range from 1.0 to 1.25. Refer to appropriate land use designation discussion.</u>				

The Very-Low Traffic category allows commercial uses with daily trip generation rates of less than 3 trip ends per 1,000 square-feet of floor area. Allowable uses under this standard include mini-warehouse developments.

The Low Traffic category allows commercial uses with daily trip generation rates between 3 and 20 trip ends per 1,000 square-feet of floor area. Allowable uses under this standard include general offices, hospitals, motels, hotels, and furniture stores.

The Moderate Traffic category allows commercial uses with daily trip generation rates of between 20 and 75 trip ends per 1,000 square-feet of floor area. Allowable uses within this standard include general retail uses, car dealers, medical and government offices, auto repair, and dry cleaners.

The High Traffic category allows commercial uses with daily trip generation rates in excess of 75 trip ends per 1,000 square-feet of floor area. Allowable uses in this category include restaurants, convenience markets, service stations, and banks.

designation would generate an average population density of 27 employees per acre. A development that consisted of office use only would require up to 60 employees per acre. Residency hotels, such as single room occupancy (SROs), may have resident populations of up to 117 persons per acre.

Institutional uses are also appropriate in this designation, provided that land use compatibility and traffic issues have been addressed. Institutional uses would require discretionary approval.

Allowable floor area ratios are 0.20 for high traffic generating uses, 0.30 for moderate traffic generating uses, and 0.40 for low traffic generating uses as shown on Table LU-4.

Residential and non-residential uses may be integrated into a single development through the Planned Development process. Residential densities in planned development projects shall not exceed 17.4 units per acre pursuant to the development standards in the Newport Boulevard Specific Plan. Non-commercial uses would be subject to the same floor area standards as commercial uses in this designation.

Compatible zoning districts include AP, CL, C1, P, PDC, R2-MD, R2-HD, PDR-MD, and PDR-HD.

### **Neighborhood Commercial**

The Neighborhood Commercial designation is intended to serve convenience shopping and service needs of local residents. Appropriate uses include markets, drug stores, retail shops, financial institutions, service establishments and support office uses. Restaurants, hotels and motels, and residency hotels such as single room occupancy (SRO) hotels may be appropriate if properly located, designed, and operated to avoid adverse impacts to surrounding uses. Since Neighborhood Commercial uses are intended to serve nearby residential neighborhoods, the uses permitted should be among the least intense of the commercial uses.

Allowable floor area ratios are 0.15 for high traffic generating uses, 0.25 for moderate traffic generating uses, 0.35 for low traffic generating uses, and 0.75 for very-low traffic generating land uses. See Table LU-4.

Population densities in the Neighborhood Commercial designation are largely a factor of the employment-generating ratios of the uses permitted. Table LU-5 identifies the ratios used to estimate employment projections within this land use designation. Typically, the building intensity range of this designation would generate a corresponding population density of 23 employees per acre for a standard mix of uses. A development that consisted of office use only would require up to 51 employees per acre. SRO hotels would have resident population of up to 105 persons per acre.

In conjunction with areas that are designated with the mixed-use zoning overlay district, the maximum FAR is 1.0. An increase to 1.25 FAR may be allowed for mixed-use plans exhibiting design excellence. In a mixed-use overlay district area, this FAR includes both residential and non-residential components, and the maximum number of stories is four.

Mixed-use development projects are intended to provide additional housing opportunities in the City (such as the Westside) by combining residential and nonresidential uses in an integrated development. Additionally, this type of

development is intended to revitalize areas of the city, without exceeding the capacity of the General Plan transportation system. Mixed-use developments shall be implemented through an adopted urban plan (such as the 19 West urban plan) and shall be identified on the City's Zoning Map by designating the CL and/or C1 base zoning district with the mixed-use overlay district. The mix of uses can occur in either a vertical or horizontal design, up to four stories in height. Product types shall be identified in the applicable urban plan and may include live/work units and commercial/residential units where the residential uses are located above or adjacent to the nonresidential component. Nonresidential uses may include office, retail, business services, personal service, public spaces and uses, and other community amenities. The mix of residential and nonresidential uses would result in an average employee population of 22 employees per acre in the nonresidential component, and in the residential component, the average number of residents per acre is anticipated 65 persons. The total average population per acre is 87 persons.

The Neighborhood Commercial developments are found at several intersections found throughout the City. The main concentration of these developments are found at the intersections of Baker Street and Fairview Road and Victoria Street and Placentia Avenue.

Compatible zoning districts include CL, C1, PDC-AP, MU, and P.

## General Commercial

The General Commercial designation is intended to permit a wide range of commercial uses which serve both local and regional needs. These areas should have exposure and access to major transportation routes since significant traffic can be generated. General Commercial areas should be insulated from the most sensitive land uses, either through buffers of less sensitive uses or on-site mitigation techniques. The most intense commercial uses should be encouraged to locate on sites of adequate size to allow appropriate mitigation. Appropriate uses include those found in the Neighborhood Commercial designation plus junior department stores and retail clothing stores, theaters, restaurants, hotels and motels, and automobile sales and service establishments.

In the General Commercial designation, the allowable floor area ratios (FAR) are 0.20 for high traffic generating uses, 0.30 for moderate traffic generating uses, 0.40 for low traffic generating uses, and 0.75 for very low traffic generating uses (see Table LU-4). Development within this range would typically result in combinations of one- and two-story commercial buildings. Buildings in excess of two stories may be permitted in select areas where the additional height would not impact surrounding uses.

In conjunction with areas that are designated with the mixed-use zoning overlay district, the maximum FAR is 1.0. An increase to 1.25 FAR may be allowed for mixed-use plans exhibiting design excellence. In a mixed-use overlay district area, this FAR includes both residential and non-residential components, and the maximum number of stories is four.

Because of the wider range of uses and more building intensity permitted in the General Commercial designation, the population density within this designation will also be more intense than that found in the Neighborhood Commercial designation. The standard mix of uses in this designation would generate an average population density of 27 employees per acre. A development that consisted of office use only would require up to 60 employees per acre. Residency hotels such as single room occupancy (SRO) hotels may be located in the General Commercial district. These hotels would have resident populations of up to 117 persons per acre.

Mixed-use development projects are intended to provide additional housing opportunities in the City (such as the Westside) by combining residential and nonresidential uses in an integrated development. Additionally, this type of development is intended to revitalize areas of the city, without exceeding the capacity of the General Plan transportation system. Mixed-use developments shall be implemented through an adopted urban plan (such as the 19 West Urban Plan) and shall be identified on the City's Zoning Map by designating either the CL, C1 and/or C2 base zoning districts with the mixed-use overlay district. The mix of uses can occur in either a vertical or horizontal design, up to four stories in height. Product types shall be identified in the applicable urban plan and may include live/work units and commercial/residential units where the residential uses are located above or adjacent to the nonresidential component. Nonresidential uses may include office, retail, business services, personal service, public spaces and uses, and other community amenities. The mix of residential and nonresidential uses would result in an average employee population of 22 employees per acre in the nonresidential component, and in the

residential component, the average number of residents per acre is anticipated 65 persons. The total average population per acre is 87 persons.

Institutional uses are also appropriate in the General Commercial designation, provided that land use compatibility and traffic issues have been addressed. Institutional uses would require a discretionary approval.

As complementary uses, residential and other noncommercial uses may be allowed through the Planned Development process. Residential densities in planned development projects shall not exceed 20 dwelling units per acre. The corresponding population density is up to 50 persons per acre. Noncommercial uses would be subject to the same floor area standards as commercial uses in this designation.

The adoption of General Plan amendment (GP-02-06) established a site-specific FAR of 0.40 and trip budget of 186 AM peak hour trips and 281 PM peak hour trips for the 4.4-acre site located at 1626/1640 Newport Boulevard. These two standards allow the development of medical office uses or similar "moderate-traffic" generating uses provided that the site-specific trip budget is not exceeded.

Facilities that transfer, store, or dispose of hazardous wastes that are generated at another source (off-site) are most appropriately located in the Industrial Park and Light Industry land use designations; however, a facility with a purpose and scale of operation that is compatible with this commercial designation may be allowed pursuant to the issuance of a conditional use permit.

General Commercial developments are mainly located along major arterials such as Harbor Boulevard, East 17<sup>th</sup> Street and Bristol Street south of the I-405 and SR-55.

Compatible zoning districts include CL, C1, C1-S, C2, PDC, AP, MU, and P.

### **Commercial Center**

The Commercial Center designation is intended for large areas with a concentration of diverse or intense commercial uses serving local and regional needs. Appropriate uses include a wide variety and scale of retail stores, professional offices, restaurants, hotels and theaters. Intense service uses, such as automobile repair and service, should be discouraged. Because of the large service area, direct access to major transportation corridors is essential.

Development within this designation is intended for a variety of intensities ranging from one- to four-story buildings. The allowable floor area ratios are 0.25 for high traffic generating uses, 0.35 for moderate traffic generating uses, 0.45 for low traffic generating uses, and 0.75 for very-low traffic generating uses.

In conjunction with approval of Home Ranch Alternative A, a site-specific FAR of 0.41 was established for the 17.2-acre IKEA site. (IKEA is a large retail/warehouse use.) This property is located at the southeast corner of South Coast Drive and Harbor Boulevard. A trip budget of 43 AM peak hour trips and 431 PM peak hour trips was also adopted for the IKEA site. A maximum allowable FAR of 0.40 for office uses was also established for the remaining 45.4 acres located south of South Coast Drive. The combined trip budget for this site and the 14.5-acre Industrial Park parcel located to the north of South Coast Drive is 1,593 AM peak hour trips and 1,569 PM peak hour trips. The North Costa Mesa Specific Plan provides more FAR, building height, and trip budget information for Segerstrom Home Ranch (Area 1).

In conjunction with areas that are designated with the mixed-use zoning overlay district, the maximum FAR is 1.0. An increase to 1.25 FAR may be allowed for mixed-use plans exhibiting design excellence. In a mixed-use overlay district area, this FAR includes both residential and non-residential components, and the maximum number of stories is four.

Anticipated population density for the standard mix of uses in the Commercial Center designation would be 45 employees per acre. A development that consisted of office use only would require up to 66 employees per acre. Residency hotels such as single room occupancy (SRO) hotels may be located in the Commercial Center district. These hotels would have resident populations of up to 131 persons per acre. Again, these estimates are generalized and should be more refined as specific development proposals are approved.

Mixed-use development projects are intended to provide additional housing opportunities in the City (such as the Westside) by combining residential and nonresidential uses in an integrated development. Additionally, this type of development is intended to revitalize areas of the city, without exceeding the capacity of the General Plan transportation system. Mixed-use developments shall be implemented through an adopted urban plan (such as the 19 West Urban Plan) and shall be identified on the City's Zoning Map by designating either the CL, C1 and/or C2 base zoning districts with the mixed-use overlay district. The mix of uses can occur in either a vertical or horizontal design, up to four stories in height. Product types shall be identified in the applicable urban plan and may include live/work units and commercial/residential units where the residential uses are located above or adjacent to the nonresidential component. Nonresidential uses may include office, retail, business services, personal service, public spaces and uses, and other community amenities. The mix of residential and nonresidential uses would result in an average employee population of 22 employees per acre in the nonresidential component, and in the residential component, the average number of residents per acre is anticipated 65 persons. The total average population per acre is 87 persons.

Institutional uses are also appropriate in this commercial designation provided that land use compatibility and traffic issues have been addressed. Institutional uses require discretionary approval.

As complementary uses, residential and other noncommercial uses may be allowed through the Planned Development process. Residential densities in planned development projects should not exceed 20 dwelling units per acre. The corresponding population density range is up to 50 persons per acre. A site-specific residential density of 40 du/ac was approved for 1901 Newport Boulevard. The corresponding density range for the project is 100 persons per acre.

The adoption of General Plan amendment (GP-02-04) established a site-specific FAR of 0.70 and a site-specific density of 40 units/acre for the property located at 1901 Newport Boulevard, a 7.79 acre site located on the northwest corner of W. 19<sup>th</sup> Street and Newport Boulevard. The General Plan amendment recognized the existing development intensity of the 1901 Newport Plaza commercial building (127,500 sq. ft) and allowed additional development of 145 single-family attached condominiums, a five-level parking structure, and two-level subterranean parking structure.

Facilities that transfer, store, or dispose of hazardous wastes that are generated at another source (off-site) are most appropriately located in the Industrial Park



and Light Industry land use designations; however, a facility with a purpose and scale of operation that is compatible with this commercial designation may be allowed pursuant to the issuance of a conditional use permit. The Commercial Center designation is applied to major developments in the Downtown Redevelopment Area and is centered around the intersection of Harbor Boulevard and 19th Street. These developments include Triangle Square, 1901 Newport Plaza, the Costa Mesa Courtyards, and Border's Books.

Compatible zoning districts include C1, C2, C1-S, PDC, AP, MU, and P.

### Regional Commercial

The Regional Commercial designation is intended to apply to large concentrated shopping centers of regional scale and importance. The intended uses within this designation include major department stores, specialty retail outlets, restaurants, offices, hotel and other complementary uses.

Application of the Regional Commercial designation is limited to the existing South Coast Plaza sites. This includes the original 97-acre site between Bristol and Bear Street and the additional 18-acre site located west of Bear Street. This designation and locational criteria recognizes the evolution of South Coast Plaza as a regionally significant retail trade center served by major regional transportation facilities and services. Population density standards for this designation are projected to be up to 53 employees per acre.

The Costa Mesa 2000 General Plan Traffic Model assigns a trip budget for the original South Coast Plaza site of 1,166 AM peak hour trips and 5,036 PM peak hour trips. The trip budget for the site west of Bear Street is 293 AM peak hour trips and 1,264 PM peak hour trips (see Table LU-6).

**TABLE LU-6: TRIP BUDGETS FOR SOUTH COAST PLAZA**

	Maximum Building Square Footage	Floor Area Ratio	A.M. Peak Hour Trip Budget	P.M. Peak Hour Trip Budget
South Coast Plaza (west of Bear Street)	690,350	0.89	293	1,264
South Coast Plaza (east of Bear Street)	2,750,000	0.652	1,166	5,036

Development within this designation is largely characterized by multi-story commercial uses and parking structures. The maximum allowable floor area ratio for the portion of South Coast Plaza west of Bear Street site shall be 0.89 (690,350 sq.ft.). The maximum floor area ratio for the original South Coast Plaza site east of Bear Street is 0.652 (2,750,000 sq.ft.). Future expansion or redevelopment of the South Coast Plaza site is also governed by the trip budgets stated above.

Complementary residential uses within this designation are allowed through the Planned Development process. The maximum allowable residential density shall be 20 dwelling units per acre. The corresponding population density is up to 50 persons per acre.

The compatible zoning district is PDC.

Large industrial park developments are located in two areas of the City of Costa Mesa. First, the Airport Industrial Area is located south of the I-405, east of SR-55 and north of SR-73 adjacent to John Wayne Airport. The second is located in the northeast portion of the City north of the I-405 between the Santa Ana River and Fairview Road.

Facilities that transfer, store or dispose of hazardous wastes that are generated at another source (off-site) may be allowed in this land use designation, subject to the issuance of a Conditional Use Permit.

Compatible zoning districts include MP, PDI, and CL.

### **Light Industry**

The Light Industry designation applies to areas intended for a variety of light and general industrial uses. Uses are expected to be small manufacturing and service industries as well as larger industrial operations. Although the uses within Light Industry areas are intended to be less intense than those allowed in Industrial Parks, the frequent lack of a physical separation between Light Industry areas and residential areas necessitates on-site mitigation of impacts. Access to industrial areas should be provided in a manner that directs industrial traffic away from more sensitive uses.

Development within this designation would be characterized by a combination of one- and two-story buildings. Because of the location of Light Industry areas and their proximity to residential uses, higher buildings should be restricted to areas that will not impact the surrounding residential uses. The allowable building intensity standards are floor area ratios (FAR) of 0.15 for high traffic generating land uses, 0.25 for moderate traffic generating land uses, 0.35 for low traffic generating uses, and 0.75 for very-low traffic generating uses. The average population density would be 31 employees per acre, and 53 employees per acre for office uses based on standards provided in Table LU-5.

Mixed-use development projects are intended to provide additional housing opportunities in the City (such as the Westside) by combining residential and nonresidential uses in an integrated development. Additionally, this type of development is intended to revitalize areas of the city, without exceeding the capacity of the General Plan transportation system. Mixed-use developments shall be implemented through an adopted urban plan (such as the 19 West and Mesa West Bluff Urban Plan) and shall be identified on the City's Zoning Map by designating the MG base zoning district with the mixed-use overlay district. The mix of uses can occur in either a vertical or horizontal design, up to four stories in height. Product types shall be identified in the applicable urban plans and may include live/work units and commercial/residential units where the residential uses are located above or adjacent to the nonresidential component. Nonresidential uses may include office, retail, business services, personal service, public spaces and uses, and other community amenities. The mix of residential and nonresidential uses would result in an average employee population of 16 employees per acre in the nonresidential component, and in the residential component, the average number of residents per acre is anticipated to be 24 persons. The total average population per acre is 40 persons. Residential development may be allowed in conjunction with the mixed-use overlay district for Mesa West Bluff Urban Plan area at density that does not exceed 13 units per acre, with a projected population density of 36 persons per acre. The required Mesa West Bluff urban plan shall include development standards to ensure compatibility with surrounding land uses.

## Fairgrounds

This designation recognizes the unique land uses associated with the 150-acre Orange County Fairgrounds and Exposition Center. This property is owned by the State of California, and the City has limited permitting authority. However, it is the goal of the City to work closely with the State to ensure that the impacts associated with the development and use of this site are appropriately addressed and mitigated. Of particular concern are traffic-related impacts and land use compatibility.

The maximum allowable floor area ratio for this designation shall be 0.10.

The compatible zoning district is I&R.

## GENERAL PLAN/ZONING RELATIONSHIP

The relationship between the 2000 General Plan land use designations and zoning districts is shown in Table LU-9. This table indicates how properties should be zoned to be consistent with the General Plan Land Use Plan Map. As presented in the table, there are 15 General Plan land use designations and 21 zoning categories.

## HOUSING AND EMPLOYMENT PROJECTIONS

Providing a land use arrangement that encourages a correlation of employment and housing opportunities is a local and regional responsibility. Providing sufficient commercial land to support residential development is primarily a local responsibility, although commercial uses which serve regional needs are provided as well. Sufficient land must also be established to meet the recreational needs of the local community, although regional needs are often accommodated by land within individual cities.

Refer to Table LU-3, *Population, Housing, and Employment*, to review historical data for Costa Mesa's population, number of housing units, and employment opportunities.

**TABLE LU-9  
GENERAL PLAN/ZONING RELATIONSHIPS**

General Plan Designation	Description/Discussion	Consistent Zoning Classification
<b>Residential</b>		
Low-Density Residential	Residential development with a density up to 8 units per acre.	R1, PDR-LD, I&R, I&R-S
Medium-Density Residential	Residential development with a density of up to 12 units per acre.	R1, R2-MD, PDR-MD, I&R, I&R-S, <u>MU</u>
High-Density Residential	Residential development with a density of up to 20 units per acre; except the density in the PDR-NCM zone is 25 to 35 units per acre	R2-MD, R2-HD, R3, PDR-HD, PDR-NCM, <u>MU</u> , I&R, I&R-S
<b>Commercial</b>		
Commercial – Residential	A complementary mix of commercial and residential and zoning along Newport Boulevard. Typically, individual parcels would be developed as commercial or residential. The maximum residential density is 17.4 units/acre.	AP, CL, C1, P, PDC, R2-MD, R2-HD, PDR-MD, PDR-HD
Neighborhood Commercial	Small, well-defined commercial areas designed to serve local convenience and service needs of adjacent residential areas.	CL, C1, AP, P, <u>MU</u>
General Commercial	Large shopping areas along major transportation routes servicing both local and regional markets.	CL, C1, C2, C1-S, PDC, AP, <u>MU</u> , P

General Plan Designation	Description/Discussion	Consistent Zoning Classification
Commercial Center	Major shopping, service, and office facilities designed to serve citywide and regional markets. Complementary residential uses are permitted in the PDC zone.	C1, C2, C1-S, PDC, AP, PDC, P
Regional Commercial Center	Large concentrated shopping centers of a regional scale.	PDC
Urban Center Commercial	Intensely-developed mixed commercial including offices, retail shops, restaurants and hotels.	PDC
Cultural Arts Center	Intensely-developed mix of commercial, office, and cultural arts uses.	TC
<b>Industrial</b>		
Light Industry	Manufacturing, distribution, and service industries located on small sites.	MG, PDI, CL, <u>MU</u>
Industrial Park	Planned, large site research, manufacturing, office, and industrial development.	MP, PDI, CL
<b>Other</b>		
Golf Course	Public and private golf and country club.	I&R
Public/Institutional	Government offices, hospitals, educational institutions, cemeteries, parks, and other public facilities.	I&R, I&R-S, P
Fairgrounds	Orange County Fairgrounds and Exposition Center.	I&R

Table LU-10, *General Plan Residential Land Use 2020*, and Table LU-11, *General Plan Non-Residential Land Use 2020*, presents data regarding Costa Mesa's growth by land use category for the year 2020 planning horizon.

**TABLE LU-10  
GENERAL PLAN RESIDENTIAL LAND USE 2020<sup>1</sup>**

Residential Land Use	Gross Acres	2000 Existing Dwelling Units	2020 Dwelling Units
Single-Family <sup>2</sup>	2,167	19,122	19,576
Multi-Family <sup>3</sup>	1,842	21,455	22,893
<b>Total</b>	<b>4,009</b>	<b>40,577</b>	<b>42,469</b>
Notes:			
<sup>1</sup> Based upon OCP-2000 projections, Center for Demographic Research, California State University, Fullerton.			
<sup>2</sup> Includes Low-Density Residential General Plan land use designation.			
<sup>3</sup> Includes Medium-Density, High-Density, and Commercial-Residential General Plan land use designations.			

criteria for approving deviations from the FAR standards may be established by policy of the City Council.

- LU-1E.2 Development Plans shall be required for all phased development and approvals and shall be approved by the Planning and Transportation Services Divisions prior to the issuance of building permits.
- LU-1E.3 Development Plans shall include an overall buildout plan which can demonstrate the ability of the circulation system to support the proposed level of development.
- LU-1E.4 The City shall continue its annual preparation of the Development Phasing and Performance Monitoring Program. The annual review will specifically address major intersection operations in any mixed-use overlay area.

**Objective LU-1F.** Establish policies, standards, and procedures to minimize blighting influences and maintain the integrity of stable neighborhoods.

- LU-1F.1 Protect existing stabilized residential neighborhoods, including mobile home parks (and manufactured housing parks) from the encroachment of incompatible or potentially disruptive land uses and/or activities.
- LU-1F.2 Actively enforce existing regulations regarding derelict or abandoned vehicles, outdoor storage, and substandard or illegal buildings and establish regulations to abate weed-filled yards when any of the above are deemed to constitute a health, safety, or fire hazard.
- LU-1F.3 Continue code enforcement as a high priority and provide adequate funding and staffing to support code enforcement programs.
- LU-1F.4 Ensure that residential densities can be supported by the infrastructure and that high-density residential areas are not permitted in areas which cause incompatibility with existing single-family areas.
- LU-1F.5 Provide opportunities for the development of well planned and designed projects which, through vertical or horizontal integration, provide for the development of compatible residential, commercial, industrial, institutional, or public uses within a single project or neighborhood.

#### **GOAL LU-2: DEVELOPMENT**

It is the goal of the City of Costa Mesa to establish development policies that will create and maintain an aesthetically pleasing and functional environment and minimize impacts on existing physical and social resources.

**Objective LU-2A.** Encourage new development and redevelopment to improve and maintain the quality of the environment.

## **Attachment 4**

### **Ordinance for Overlay Zone Petition**

**ORDINANCE 06-**

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF COSTA MESA, CALIFORNIA, ADOPTING OVERLAY ZONE PETITION R-05-06B FOR A MIXED-USE OVERLAY DISTRICT IN WESTSIDE URBAN PLANS AREA, GENERALLY BOUND BY WILSON STREET (NORTH), HARBOR BOULEVARD AND SUPERIOR BOULEVARD (EAST), AND THE CITY'S CORPORATE LIMITS (WEST/SOUTH).**

THE CITY COUNCIL OF THE CITY OF COSTA MESA DOES HEREBY ORDAIN AS FOLLOWS:

**SECTION 1:** A Mixed-Use Overlay (MU) District is hereby superimposed over the Commercial Limited (CL), Local Business District (C1), General Business District (C2), High Density Residential (R3), Multifamily Residential Medium Density (R2-MD), Multiple Family High Density Residential (R2-HD), General Industrial (MG), Institutional & Recreational (I&R) zoning districts of all the real property shown on attached Exhibits "1", "2", and "3" and situated in the City of Costa Mesa, County of Orange, State of California.

**SECTION 2:** Pursuant to the provisions of Section 13-22 of the Costa Mesa Municipal Code, the Zoning Map of the City of Costa Mesa is hereby amended to define the boundaries of the mixed-use overlay district of the Westside Urban Plans area, generally located within the area of Wilson Street (north), Harbor Boulevard and Superior Boulevard (east), and the City's corporate limits (west/south), and as identified in Section 1 and Exhibits "1", "2," and "3" hereof.

**SECTION 3:** This Ordinance shall take effect and be in full force thirty (30) days from and after the passage thereof, and prior to the expiration of fifteen (15) days from its passage shall be published once in the ORANGE COAST DAILY PILOT, a newspaper of general circulation, printed and published in the City of Costa Mesa or, in the alternative, the City Clerk may cause to be published a summary of this Ordinance and a certified copy of the text of this Ordinance shall be posted in the office of the City Clerk five (5) days prior to the date of adoption of this Ordinance, and within fifteen (15) days after adoption, the City Clerk shall cause to be published the aforementioned summary and shall post in the office of the City Clerk a certified copy of this Ordinance together with the names and member of the City Council voting for and against the same.

**PASSED AND ADOPTED this \_\_\_\_\_ day of \_\_\_\_\_, 2006.**

\_\_\_\_\_  
Mayor, City of Costa Mesa

STATE OF CALIFORNIA)

)SS

COUNTY OF ORANGE )

I, JULIE FOLCIK, City Clerk of the City Council of the City of Costa Mesa, hereby certify that the above foregoing Ordinance No. 06-\_\_\_ as introduced and considered section by section at a regular meeting of said City Council held on the \_\_\_ day of \_\_\_, 2006, and thereafter passed and adopted as a whole at the regular meeting of said City Council held on the \_\_\_ day of \_\_\_, 2006, by the following roll call vote:

**AYES:**

**NOES:**

**ABSENT:**

IN WITNESS WHEREOF, I have hereby set my hand and affixed the Seal of the City of Costa Mesa this \_\_\_\_ day of \_\_\_\_\_, 2006.

City Clerk, City of Costa Mesa



# Mesa West Bluffs Mixed-Use Overlay District

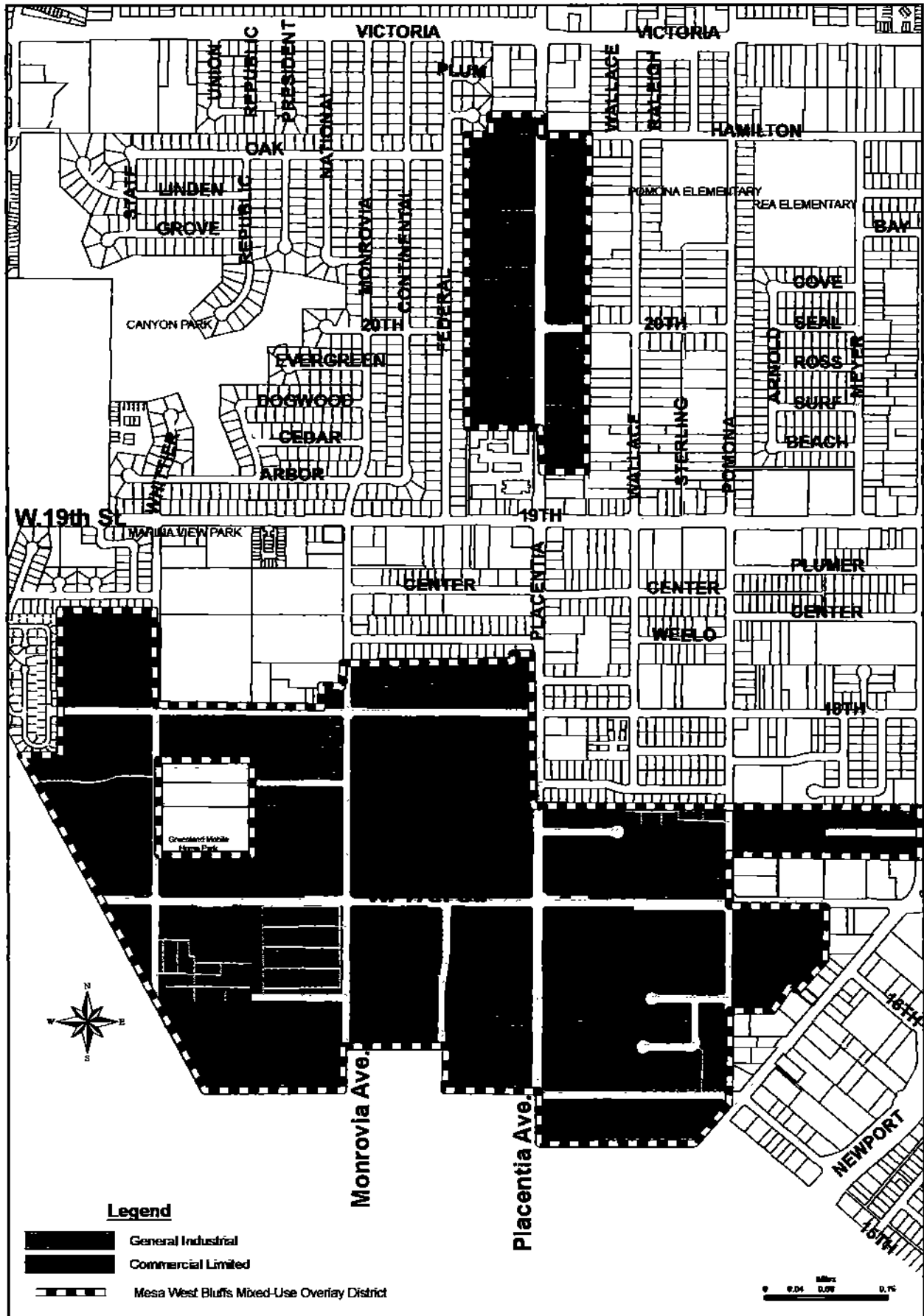


EXHIBIT 1

# Mesa West Residential Ownership Overlay District

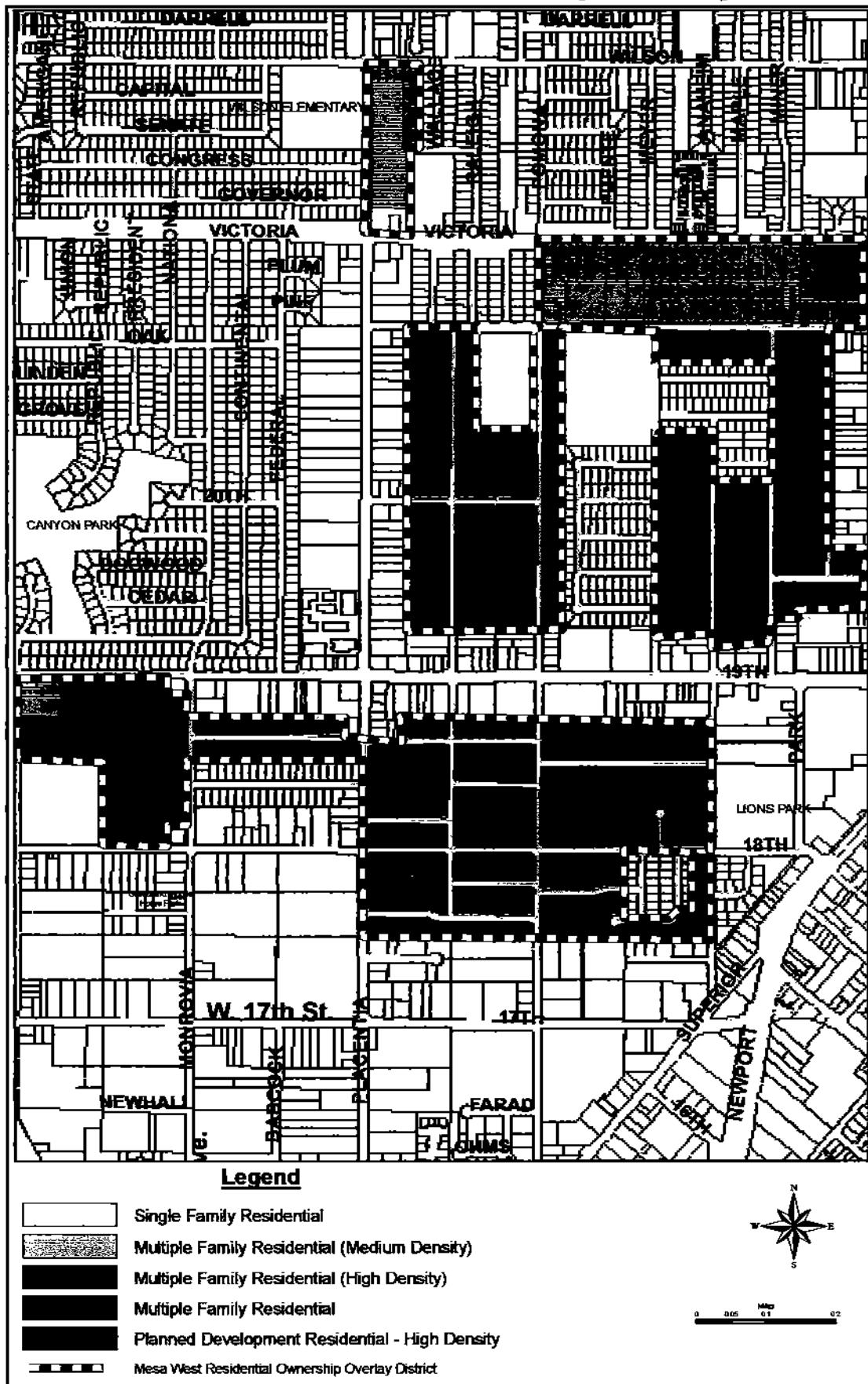


EXHIBIT 2

# 19 West Village Mixed-Use Overlay District

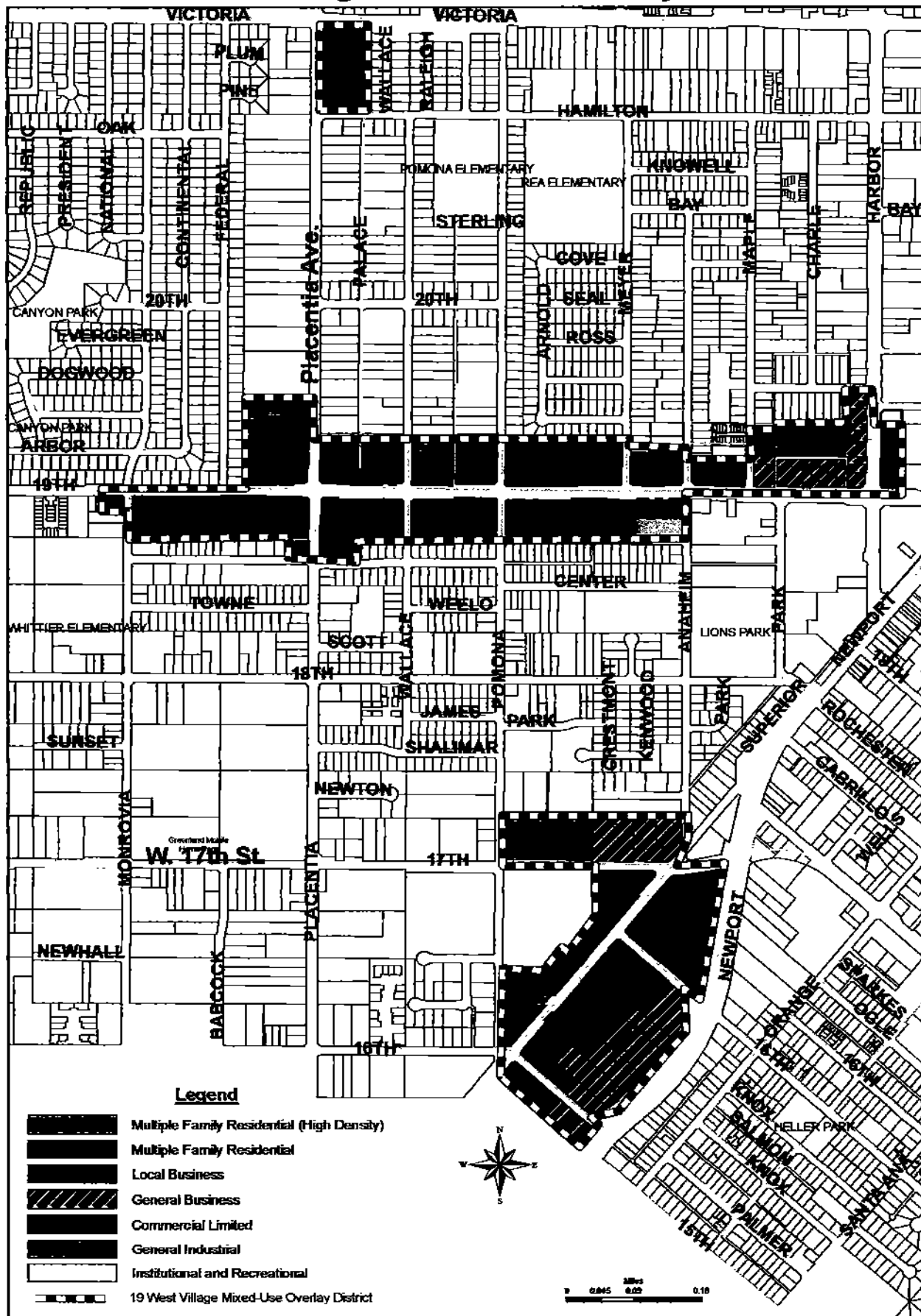


EXHIBIT 3

## **Attachment 5**

### **Resolution for 19 West Urban Plan**

**RESOLUTION NO. 06-**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COSTA MESA, CALIFORNIA, ADOPTING THE 19 WEST URBAN PLAN SP-05-07 FOR AN APPROXIMATELY 103-ACRE AREA GENERALLY BOUND BY 19TH STREET AND VICTORIA STREET (NORTH), SUPERIOR BOULEVARD (EAST), AND THE CITY'S CORPORATE LIMITS (WEST/SOUTH).**

**THE CITY COUNCIL OF THE CITY OF COSTA MESA DOES HEREBY RESOLVE AS FOLLOWS:**

WHEREAS, the overall proposed project involves the following: (1) General Plan Amendment GP-05-11B to establish a Mixed-Use Overlay District and related provisions in the Land Use Element; (2) Overlay Zone Petition R-05-06B to apply a mixed-use overlay zoning district on the Zoning Map to the three specified Urban Plan areas; (3) 19 West Urban Plan SP-05-07, Mesa West Bluffs Urban Plan SP-05-08, and Mesa West Residential Ownership Urban Plan SP-05-09 to adopt regulating plans for mixed-use and residential development;

WHEREAS, the 19 West Urban Plan is a regulating plan that sets forth development standards and land use regulations relating to the nature and extent of land uses and structures in a mixed-use overlay district in compliance with the City's 2000 General Plan;

WHEREAS, the 19 West Urban Plan establishes mixed-use development provisions for the mixed-use overlay district generally located within an approximately 103-acre area bound by 19<sup>th</sup> Street/Victoria Street (north), Superior Boulevard (east), and the City's corporate limits (west/south);

WHEREAS, public hearings were held on February 13 and March 13, 2006 by the Planning Commission and on April 4, 2006 by the Costa Mesa City Council, with all persons having been given the opportunity to be heard both for and against the proposed project;

WHEREAS, the environmental review for the project was processed in accordance with the requirements of the California Environmental Quality Act (CEQA), the State CEQA Guidelines, and the City of Costa Mesa Environmental Guidelines, and an Initial Study/Mitigated Negative Declaration (IS/MND) and mitigation-monitoring program were prepared;

WHEREAS, according to the IS/MND, which reflects the independent judgment of the City of Costa Mesa, the proposed project could not have a significant effect on the environment. Additionally, the evidence in the record as a whole indicates that the project will not individually or cumulatively have an adverse effect on wildlife resources or habitat;

WHEREAS, the Planning Commission recommended City Council approval of the 19 West Urban Plan by adopting Resolution PC-06-18;

WHEREAS, the Costa Mesa City Council adopted General Plan Amendment GP-05-11B and the Initial Study/Mitigated Negative Declaration by separate resolution;

WHEREAS, the Costa Mesa City Council adopted Overlay Zone Petition R-05-06B by separate ordinance;

WHEREAS, the Costa Mesa City Council deems it to be in the best interest of the City that said 19 West Urban Plan be adopted.

BE IT RESOLVED that the Costa Mesa City Council hereby adopts the 19 West Urban Plan as set forth in Exhibit "A," provided to the City Council by separate cover.

BE IT FURTHER RESOLVED that the provisions of the 19 West Urban Plan SP-05-07 will become effective upon the effective date of the Overlay Zone Petition R-05-06B.

**PASSED AND ADOPTED** this \_\_\_\_\_ day of \_\_\_\_\_, 2006.

\_\_\_\_\_  
Mayor, City of Costa Mesa

STATE OF CALIFORNIA)  
COUNTY OF ORANGE ) ss.  
CITY OF COSTA MESA )

I, Julie Folcik, City Clerk of the City Council of the City of Costa Mesa, hereby certify that the above and foregoing Resolution No. \_\_ was duly and regularly passed and adopted by said City Council at a regular meeting thereof held on the \_\_ day of \_\_\_\_\_, 2006.

IN WITNESS WHEREOF, I have hereby set my hand and affixed the Seal of the City of Costa Mesa this \_\_ day of \_\_\_\_\_, 2006.

---

City Clerk, City of Costa Mesa



## **Attachment 6**

### **Resolution for Mesa West Bluffs Urban Plan**

**RESOLUTION NO. 06-**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COSTA MESA, CALIFORNIA, ADOPTING THE MESA WEST BLUFFS URBAN PLAN SP-05-08 WITHIN AN APPROXIMATELY 277-ACRE AREA BOUND BY VICTORIA STREET (NORTH), SUPERIOR AVENUE (EAST), AND THE CITY'S CORPORATE LIMITS (SOUTH AND WEST).**

**THE CITY COUNCIL OF THE CITY OF COSTA MESA DOES HEREBY RESOLVE AS FOLLOWS:**

WHEREAS, the overall proposed project involves the following: (1) General Plan Amendment GP-05-11B to establish a Mixed-Use Overlay District and related provisions in the Land Use Element; (2) Overlay Zone Petition R-05-06B to apply a mixed-use overlay zoning district on the Zoning Map to the three specified Urban Plan areas; (3) 19 West Urban Plan SP-05-07, Mesa West Bluffs Urban Plan SP-05-08, and Mesa West Residential Ownership Urban Plan SP-05-09 to adopt regulating plans for mixed-use and residential development;

WHEREAS, the Mesa West Bluffs Urban Plan is a regulating plan that sets forth development standards and land use regulations relating to the nature and extent of land uses and structures in a mixed-use overlay district in compliance with the City's 2000 General Plan;

WHEREAS, the Mesa West Bluffs Urban Plan establishes mixed-use development provisions for a mixed-use overlay district generally located within an approximately 277-acre area bound by Victoria Street (north), Superior Avenue (east), and the City's corporate limits (south and west);

WHEREAS, public hearings were held on February 13 and March 13, 2006 by the Planning Commission and on April 4, 2006 by the Costa Mesa City Council, with all persons having been given the opportunity to be heard both for and against the proposed project;

WHEREAS, the environmental review for the project was processed in accordance with the requirements of the California Environmental Quality Act (CEQA), the State CEQA Guidelines, and the City of Costa Mesa Environmental Guidelines, and an Initial Study/Mitigated Negative Declaration (IS/MND) and mitigation-monitoring program were prepared;

WHEREAS, according to the IS/MND, which reflects the independent judgment of the City of Costa Mesa, the proposed project could not have a significant effect on the environment. Additionally, the evidence in the record as a whole indicates that the project will not individually or cumulatively have an adverse effect on wildlife resources or habitat;

WHEREAS, the Planning Commission recommended City Council approval of the Mesa West Bluffs Urban Plan by adopting Resolution PC-06-18;

WHEREAS, the Costa Mesa City Council adopted General Plan Amendment GP-05-11B and the Initial Study/Mitigated Negative Declaration by separate resolution;

WHEREAS, the Costa Mesa City Council adopted Overlay Zone Petition R-05-06B by separate ordinance;

WHEREAS, the Costa Mesa City Council deems it to be in the best interest of the City that said Mesa West Bluffs Urban Plan be adopted.

BE IT RESOLVED that the Costa Mesa City Council hereby adopts the Mesa West Bluffs Urban Plan SP-05-08 as set forth in Exhibit "A," provided to the City Council by separate cover.

BE IT FURTHER RESOLVED that the provisions of the Mesa West Bluffs Urban Plan will become effective upon the effective date of the Overlay Zone Petition R-05-06B.

**PASSED AND ADOPTED this \_\_\_\_\_ day of \_\_\_\_\_, 2006.**

\_\_\_\_\_  
Mayor, City of Costa Mesa

STATE OF CALIFORNIA)  
COUNTY OF ORANGE ) ss.  
CITY OF COSTA MESA )

I, Julie Folcik, City Clerk of the City Council of the City of Costa Mesa, hereby certify that the above and foregoing Resolution No. \_\_ was duly and regularly passed and adopted by said City Council at a regular meeting thereof held on the \_\_ day of \_\_\_\_\_, 2006.

IN WITNESS WHEREOF, I have hereby set my hand and affixed the Seal of the City of Costa Mesa this \_\_ day of \_\_\_\_\_, 2006.

---

City Clerk, City of Costa Mesa

## **Attachment 7**

### **Resolution for Residential Ownership Urban Plan**

**RESOLUTION NO. 06-**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COSTA MESA, CALIFORNIA, ADOPTING THE RESIDENTIAL OWNERSHIP URBAN PLAN SP-05-09 FOR AN APPROXIMATELY 283-ACRE AREA IN WESTSIDE COSTA MESA.**

**THE CITY COUNCIL OF THE CITY OF COSTA MESA DOES HEREBY RESOLVE AS FOLLOWS:**

WHEREAS, the overall proposed project involves the following: (1) General Plan Amendment GP-05-11B to establish a Mixed-Use Overlay District and related provisions in the Land Use Element; (2) Overlay Zone Petition R-05-06B to apply a mixed-use overlay zoning district on the Zoning Map to the three specified Urban Plan areas; (3) 19 West Urban Plan SP-05-07, Mesa West Bluffs Urban Plan SP-05-08, and Mesa West Residential Ownership Urban Plan SP-05-09 to adopt regulating plans for mixed-use and residential development;

WHEREAS, the Residential Ownership Urban Plan is a regulating plan that sets forth development standards and land use regulations relating to the nature and extent of land uses and structures in a mixed-use overlay district in compliance with the City's 2000 General Plan;

WHEREAS, the Residential Ownership Urban Plan specifies development incentives promoting common-interest development in residentially zoned property in Westside Costa Mesa;

WHEREAS, public hearings were held on February 13 and March 13, 2006 by the Planning Commission and on April 4, 2006 by the Costa Mesa City Council, with all persons having been given the opportunity to be heard both for and against the proposed project;

WHEREAS, the environmental review for the project was processed in accordance with the requirements of the California Environmental Quality Act (CEQA), the State CEQA Guidelines, and the City of Costa Mesa Environmental Guidelines, and

an Initial Study/Mitigated Negative Declaration (IS/MND) and mitigation-monitoring program were prepared;

WHEREAS, according to the IS/MND, which reflects the independent judgment of the City of Costa Mesa, the proposed project could not have a significant effect on the environment. Additionally, the evidence in the record as a whole indicates that the project will not individually or cumulatively have an adverse effect on wildlife resources or habitat;

WHEREAS, the Planning Commission recommended City Council approval of the Residential Ownership Urban Plan by adopting Resolution PC-06-18;

WHEREAS, the Costa Mesa City Council adopted General Plan Amendment GP-05-11B and the Initial Study/Mitigated Negative Declaration by separate resolution;

WHEREAS, the Costa Mesa City Council adopted Overlay Zone Petition R-05-06B by separate ordinance;

WHEREAS, the Costa Mesa City Council deems it to be in the best interest of the City that said Residential Ownership Urban Plan be adopted.

BE IT RESOLVED that the Costa Mesa City Council hereby adopts the Residential Ownership Urban Plan as set forth in Exhibit "A," provided to the City Council by separate cover.

BE IT FURTHER RESOLVED that the provisions of the Residential Ownership Urban Plan SP-05-09 will become effective upon the effective date of the Overlay Zone Petition R-05-06B.

**PASSED AND ADOPTED this \_\_\_\_\_ day of \_\_\_\_\_, 2006.**

\_\_\_\_\_  
Mayor, City of Costa Mesa



STATE OF CALIFORNIA)  
COUNTY OF ORANGE ) ss.  
CITY OF COSTA MESA )

I, Julie Folcik, City Clerk of the City Council of the City of Costa Mesa, hereby certify that the above and foregoing Resolution No. \_\_\_ was duly and regularly passed and adopted by said City Council at a regular meeting thereof held on the \_\_\_ day of \_\_\_\_\_, 2006.

IN WITNESS WHEREOF, I have hereby set my hand and affixed the Seal of the City of Costa Mesa this \_\_\_ day of \_\_\_\_\_, 2006.

---

City Clerk, City of Costa Mesa

**EXHIBIT “A”**  
**WESTSIDE URBAN PLANS**  
**PROVIDED UNDER SEPARATE COVER**


## **Attachment 8**

### **Cultural Arts Committee recommendation**

FEB 13 2006

# City of Costa Mesa

## Inter Office Memorandum

**To:** Planning Commission  
**From:** Kimberly Brandt, Principal Planner   
**Date:** February 10, 2006  
**Subject:** CULTURAL ARTS COMMITTEE RECOMMENDATION ON 19 WEST  
AND MESA WEST BLUFFS URBAN PLANS

---

On February 9, 2006, the Cultural Arts Committee made the following two recommendations to the Planning Commission in respect to identification signage in the 19 West and Mesa West Bluffs Urban Plans.

**Recommendation Number 1:** In respect to the 19 West Urban Plan, the Cultural Arts Committee recommends that "Arts District" be added as secondary text to the proposed Gateway Monument Signs shown on page 20 of the urban plan. (See attached illustration).

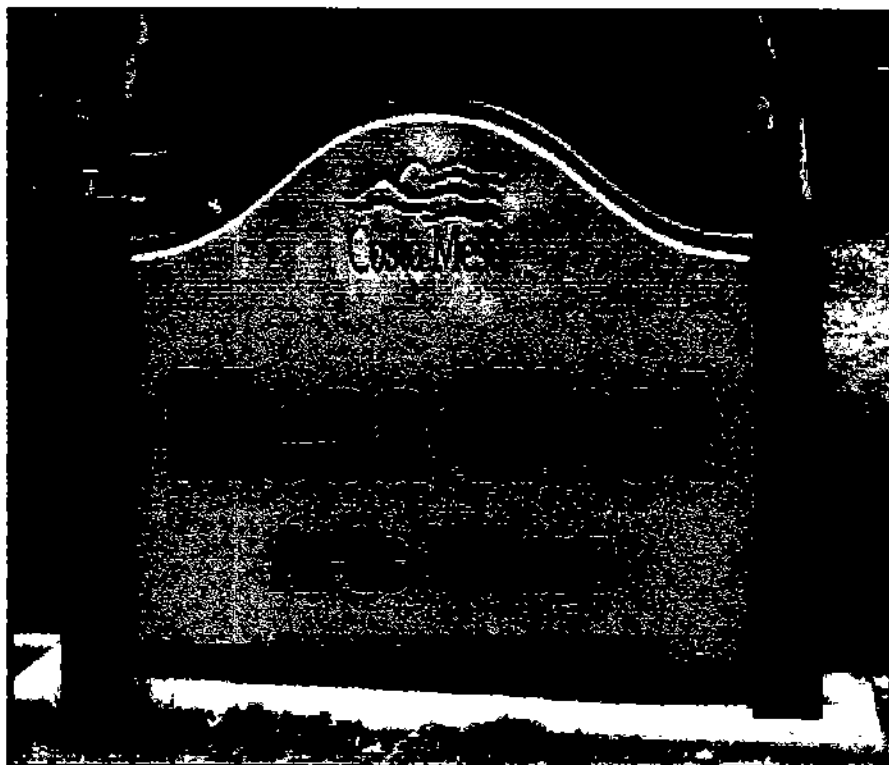
**Recommendation Number 2:** In respect to the Mesa West Bluffs Urban Plan, the Cultural Arts Committee recommends that "Arts Village" be added as secondary text to the proposed Gateway Monument Signs shown on page 18 and 19 of the urban plan. (See attached illustration).

At their March 9, 2006, the Cultural Arts Committee will consider supportive text to be added to the appropriate urban plan that describes the intent and background of the "Arts Village" and "Arts District" designations. Their recommendations will be forwarded to you for your March 13, 2006 meeting.

Please let me know if you have any questions. My telephone number is (714) 754-5604.

cc: City Council  
Cultural Arts Committee  
City Manager  
Dev. Svs. Director- Deputy City Manager  
Assistant Dev. Svs. Director  
Recreation Manager

Attachment



## **Attachment 9**

### **3/13/06 PC Minutes Excerpt 3/13/06 PC Staff Report and Resolution**

**RESOLUTION NO. PC-06-18**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF COSTA MESA, CALIFORNIA, RECOMMENDING APPROVAL OF GP-05-11B GENERAL PLAN AMENDMENT, R-05-06B MIXED-USE OVERLAY ZONING DISTRICT, SP-05-07 19 WEST URBAN PLAN, SP-05-08 MESA WEST BLUFFS URBAN PLAN, AND SP-05-09 MESA WEST RESIDENTIAL OWNERSHIP URBAN PLAN IN WESTSIDE COSTA MESA.**

**THE PLANNING COMMISSION OF THE CITY OF COSTA MESA DOES HEREBY RESOLVE AS FOLLOWS:**

WHEREAS, the City Council of the City of Costa Mesa adopted the 2000 General Plan on January 22, 2002;

WHEREAS, the General Plan is a long-range, comprehensive document that serves as a guide for the orderly development of Costa Mesa;

WHEREAS, by its very nature, the General Plan needs to be updated and refined to account for current and future community needs;

WHEREAS, the proposed project involves the following: (1) GP-05-11B General Plan Amendment to establish a Mixed-Use Overlay District and related provisions in the Land Use Element; (2) R-05-06B Rezone to apply a mixed-use overlay zoning district on the Zoning Map to the specified Urban Plan areas; and (3) 19 West Urban Plan, Mesa West Bluffs Urban Plan, and Mesa West Residential Ownership Urban Plan ("Westside Urban Plans");

WHEREAS, GP-05-11B General Plan Amendment amends the 2000 General Plan text as shown in Exhibit "A" to establish a Mixed-Use Overlay District and related provisions in the Land Use Element;

WHEREAS, R-05-06B Rezone is a rezone petition to apply a mixed-use overlay zoning district on the Zoning Map to the specified project area of the Westside Urban Plans;

WHEREAS, it is also necessary to adopt the Westside Urban Plans to serve as regulating plans for mixed-use and residential development in the Westside;

WHEREAS, public hearings were held on February 13 and March 13, 2006 by the Planning Commission in accordance with Section 65355 of the Government Code of the State

of California, with all persons having been given the opportunity to be heard both for and against the proposed project;

WHEREAS, the environmental review for the project was processed in accordance with the requirements of the California Environmental Quality Act (CEQA), the State CEQA Guidelines, and the City of Costa Mesa Environmental Guidelines, and an Initial Study/Mitigated Negative Declaration (IS/MND) and mitigation monitoring program were prepared;

WHEREAS, according to the IS/MND, which reflects the independent judgment of the City of Costa Mesa, the proposed project could not have a significant effect on the environment. Additionally, the evidence in the record as a whole indicates that the project will not individually or cumulatively have an adverse effect on wildlife resources or habitat;

WHEREAS, this Commission deems it to be in the best interest of the City that said General Plan Amendment, Rezone Petition, and Westside Urban Plans be adopted.

BE IT RESOLVED that the Planning Commission recommends City Council adoption of the Mitigated Negative Declaration and Mitigation Monitoring Program;

BE IT FURTHER RESOLVED that the Costa Mesa Planning Commission does hereby recommend to the City Council adoption of General Plan Amendment GP-05-11B that amends the text of the 2000 General Plan as set forth in Exhibit "A", which is attached to this resolution.

BE IT FURTHER RESOLVED that the Costa Mesa Planning Commission does hereby recommend to the City Council adoption of R-05-06B Rezone Petition as set forth in Exhibit "B", which is attached to this resolution.

BE IT FURTHER RESOLVED that the Costa Mesa Planning Commission does hereby recommend to the City Council adoption of the Westside Urban Plans, which are on file with the City of Costa Mesa Planning Division with the addition of the amended text set forth in Exhibit "C", which is attached to this resolution.

**PASSED AND ADOPTED this 13<sup>th</sup> day of MARCH, 2006.**



Bill Perkins, Chairman  
Costa Mesa Planning Commission





3. Recommend City Council denial of the three Westside Urban Plans. Planning Commission may modify the attached resolution recommending City Council denial of the Initial Study/Mitigated Negative Declaration, the General Plan amendment, application of the mixed-use overlay zoning district on the Zoning map, and denial of all three of the Westside Urban Plans.

## **CONCLUSION**

Pursuant to Council direction, staff has prepared the planning documents required to implement mixed-use overlay districts in the Westside. Staff recommends approval of the proposed urban plans with any modifications requested by the Planning Commission.

The three Westside Urban Plans indicates that mixed-use development and residential development projects will likely decrease overall trip generation over time when compared to more traditionally-zoned properties in Costa Mesa. The existing land uses in the base zoning district would remain in place, unless the property owner wishes to convert to mixed-use development trips pursuant through a Master Plan approval. The proposed project does not expressly authorize any specific development proposal, as subsequent Master Plan approval and project-specific environmental analysis would be required.

Attachments:           1. ~~Figure 1—Vicinity Map and Figure 2—Site Photographs~~  
                              2. Draft Resolution  
                              ~~Exhibit "A": General Plan Amended Pages~~  
                              ~~Exhibit "B": Zoning Map Amendment~~  
                              ~~Exhibit "C": Westside Urban Plans amended pages~~  
                              3. ~~Responses to Comments (provided by separate cover)~~  
                              4. ~~Memorandum dated February 10, 2005~~

Distribution:           Deputy City Mgr./Dev. Svcs. Director  
                              Deputy City Attorney  
                              Administrative Services Director  
                              Transportation Services Manager  
                              Raja Sethuraman, Associate Engineer  
                              Staff (4)  
                              File (2)

John Hawley, Representative for Westside Revitalization Association  
WROC Committee



# PLANNING COMMISSION

## AGENDA REPORT

MEETING DATE: MARCH 13, 2006

*III. 2.*  
*WESTSIDE*

SUBJECT: GP-05-11B GENERAL PLAN AMENDMENT  
R-05-06B MIXED-USE OVERLAY ZONING DISTRICT  
SP-05-07 19 WEST URBAN PLAN  
SP-05-08 MESA WEST BLUFFS URBAN PLAN  
SP-05-09 MESA WEST RESIDENTIAL OWNERSHIP URBAN PLAN

DATE: MARCH 1, 2006

FOR FURTHER INFORMATION CONTACT: CLAIRE L. FLYNN, AICP, SENIOR PLANNER  
(714) 754-5278

### DESCRIPTION

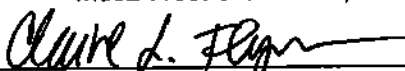
The proposed project is a City-initiated Mixed-Use Overlay District and Westside Urban Plans for Westside Costa Mesa that requires the following discretionary approvals:

1. GP-05-11B General Plan Amendment: General Plan Amendment to: (1) amend the description of the Medium Density Residential, High Density Residential, Neighborhood Commercial, Commercial Center, General Commercial and Light Industrial land use designations to include mixed-use development and/or residential development within a mixed-use overlay zone; and (2) to include text references to Westside Urban Plans;
2. R-05-06B Mixed-Use Overlay Zoning District: Application of the Mixed-Use Overlay Zoning District on Zoning Map to the area included in the Westside Urban Plans.
3. SP-05-07 19 West Urban Plan: Regulating Plan to allow horizontal and vertical mixed-use development pursuant to an approved Master Plan.
4. SP-05-08 Mesa West Urban Plan: Regulating Plan to allow live/work or residential development pursuant to an approved Master Plan.
5. SP-05-09 Mesa West Residential Ownership Urban Plan: Regulating Plan to allow specified residential development standards/incentives or a density bonus pursuant to an approved Master Plan.

### RECOMMENDATION

Adopt the attached resolution recommending to City Council:

- (1) Adoption of the Westside Initial Study/Mitigated Negative Declaration and Mitigation Monitoring Program.
- (2) Adoption of General Plan Amendment GP-05-11B, R-05-07A Rezone Petition, 19 West Urban Plan, Mesa West Urban Plan, and Mesa West Residential Ownership Urban Plan.

  
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Senior Planner

  
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## **BACKGROUND**

### ***Westside Revitalization Oversight Committee***

In August 2003, the Redevelopment Agency appointed 40 members to the Westside Revitalization Oversight Committee (WROC). The WROC's objective was to build upon previous work completed by the Community Redevelopment Action Committee (CRAC). Through the efforts of an intense citizen participation program, the WROC assisted City Council/Redevelopment Agency in developing a long-term vision for the Westside. The City of Costa Mesa's Redevelopment Agency and City Council used the WROC's findings and recommendations in their decision-making process to identify the Westside Urban Plan areas and to propose General Plan land use policies promoting mixed-use development.

### ***Study Sessions and Public Hearing***

On October 11, 2005, the City Council and Planning Commission held a joint study session. The primary objective was to receive initial feedback from City Council and Planning Commission regarding the draft urban plans, released in early September 2005 for public review and comment. On December 5, 2005, January 17, 2006, and February 6, 2006 Planning Commission conducted additional study sessions on the urban plan documents.

On February 13, 2006, Planning Commission conducted its first public hearing on the proposed Westside Urban Plans. Public comment was taken at this meeting, and the meeting was continued to the study session of March 6 and public hearing of March 13, 2006.

## **ANALYSIS**

### ***Project Location***

Westside Costa Mesa is generally located as follows: Fairview Park and Costa Mesa Golf Course to the north, Santa Ana River to the West, City of Newport Beach to the south, and Harbor Boulevard and Superior Avenue to the east. The Westside contains approximately 1,788 acres, or 2.8 square miles of land area. There are three Urban Plans proposed in portions of the Westside: 19 West (containing 103 acres), Mesa West Bluffs (containing 277 acres), and Mesa West Residential (containing 238 acres).

Figure 1 is a Vicinity Map and Figure 2 provides site photographs of Westside properties.

### ***Overlay Zoning as Tool for Revitalization***

The adoption of a mixed-use overlay zone and the three Westside Urban Plans will allow new mixed-use development, (composed of nonresidential and residential component) and residential development in the Westside. The Westside Urban Plans are development incentive plans, which will provide guidance to property owners and developers for new development and revitalization of the existing commercial and industrial development. The objective of the Westside Urban Plans is to establish a framework for major private market reinvestment and improvements in the plan areas. The proposed project does not involve eminent domain or mandate that property owners in the plan area take advantage of these incentives and redevelop their properties.

***Proposed Project***

The proposed project is a City-initiated development incentive program to encourage new development and revitalization as part of an overall vision to allow mixed-use development and residential development in the Westside, as directed by City Council. No additional traffic generation is proposed with the plan areas, as the traffic intensities of the base commercial and industrial zoning districts pursuant to the General Plan would apply to proposed development.

***Development Scenario of Proposed Project***

For environmental analysis purposes, the following development scenario is projected over the next 20 years with implementation of the three proposed Westside Urban Plans.

The net change of existing conditions (Year 2005) compared to the projected development scenario (Year 2025) results in the following "proposed project development scenario":

- Addition of 3,771 residential units, including 1,398 live/work units
- Addition of 69,746 commercial square feet
- Reduction of 1,413,926 light industrial square feet
- Addition of 155 general commercial jobs
- Reduction of 3008 light industrial jobs
- Addition of 1,398 live/work related jobs

***GP-05-11B General Plan Amendment***

The General Plan Amendment (*Exhibit A of Draft Resolution*) request involves several text amendments to the Land Use Element of the General Plan. No changes to the General Plan land use map are necessary.

1. Amend Land Use Element to include Mixed-Use Overlay Zone District. The proposed Mixed-Use Overlay Zone District needs to be identified as a compatible zoning district in specified land use designations (e.g. Medium Density Residential, High Density Residential, Neighborhood Commercial, Commercial Center, General Commercial and Light Industrial). Therefore, the General Plan amendment adds to the description of these land use designations language to allow mixed-use development and residential development within a mixed-use overlay zone.
2. Amend Land Use Element to include Westside Urban Plans references. At the last study session, Planning Commission requested that the General Plan amendment make specific references to the Westside Urban Plans. These textual references to the Westside Urban Plans have been made. See Exhibit A of the Draft Resolution.

***R-05-06B Mixed-Use Overlay Zoning District***

The rezone petition (*Exhibit B of Draft Resolution*) is for the application of the Mixed-Use Overlay Zoning District on the Zoning Map to the areas of the Westside Urban Plans. The provisions in the Zoning Code amendment related to mixed-use development shall strictly apply to these designated areas.

***Westside Urban Plans***

The Westside Urban Plans (provided previously under separate cover) serves as "regulating plans" to establish provisions for mixed-use development and residential development in the Westside plan area. These regulating plans define the unique characteristics of the overlay area, including a matrix of permitted, conditionally permitted, and prohibited uses and development standards. The provisions of the urban plans shall only be activated by adoption of a master plan.

- *SP-05-07 19 West Urban Plan* : The 19 West Urban Plan area consists of 103 acres of industrial, commercial, and residential uses. The plan area is located in the Westside, generally along 19th Street, Superior Boulevard, and southeast of Victoria Street and Placentia Avenue. The proposed mixed-use overlay zone would allow horizontal and vertical mixed-use development pursuant to an approved Master Plan. Live/work developments are conditional uses in this plan area.
- *SP-05-08 Mesa West Urban Plan*: The Mesa West Urban Plan area is approximately 277 acres in size. The plan area is generally located south of Victoria Street, west of Superior Avenue, and to the City's western and southern corporate limits. Light Industrial General Plan land use designations comprise the plan area. The proposed mixed-use overlay zone would allow live/work or residential development pursuant to an approved Master Plan process.
- *SP-05-09 Mesa West Residential Ownership Urban Plan*: This overlay plan area consists of 238 acres of high- and medium-density residential uses. In the proposed mixed-use overlay zone, applicants with qualified projects may apply for specified residential development standards/incentives or a density bonus pursuant to an approved Master Plan application.

Redlined/strikeout text of amended pages of the Westside Urban Plans are provided as Exhibit C of the Draft Resolution.

**ENVIRONMENTAL DETERMINATION**

***Westside Urban Plans - Mitigated Negative Declaration***

An initial study and mitigated negative declaration were prepared pursuant to the California Environmental Quality Act (CEQA) for the three Westside Urban Plans. According to the initial study and mitigated negative declaration, which reflect the independent judgment of the City of Costa Mesa, significant impacts resulting from implementation of the proposed urban plans would be mitigated to below a level of significance.

The Initial Study/Mitigated Negative Declaration identifies mitigation measures, conditions of approvals, and project design features in a mitigation monitoring program. Any subsequent project-specific impacts of a mixed-use development or residential development proposal shall be identified in a separate environmental document for the development.

### ***Public Review Period***

The environmental document was available for a 30-day public review period from *February 10, 2006 through March 11, 2006*. This document was available at the Mesa Verde Library, Orange County Public Library, and City Hall.

Furthermore, the environmental document was circulated through the State Clearinghouse for review by State agencies (i.e. State Department of Toxic Substances Control, Department of Water Resources, Air Resources Board, State Department of Housing and Community Development.)

Please refer to the Westside Urban Plans IS/MND (provided under separate cover) for detailed discussion of each environmental topic. The Westside Urban Plans may be downloaded from the City's website at: <http://www.ci.costa-mesa.ca.us/departments/plangweb.htm>.

### ***Responses to Comments***

State law does not require a Responses to Comments document for an Initial Study/Mitigated Negative Declaration. However, given the scale and importance of this project, a Responses to Comments document was created to respond to questions received from Planning Commission/City Council during study sessions and to address written comments received from the general public. This document provides extensive responses on varying topics, including development/traffic assumptions, affordable housing issues, and proposed development standards. Please refer to Attachment 3, Responses to Comments, for more information.

### ***CULTURAL ARTS COMMITTEE RECOMMENDATION***

The Cultural Arts Committee has made a recommendation to identify the "19 West Arts District" and "Mesa West Arts Village" on monument signage in the overlay district. Please see the memorandum provided as Attachment 4.

### **ALTERNATIVES**

The Planning Commission may consider the following alternative recommendations to City Council with respect to action on the three Westside Urban Plans:

1. *Recommend City Council approval of the three Westside Urban Plans with any modifications as requested by the Planning Commission.* Planning Commission may adopt the attached resolution recommending to City Council approval of the Initial Study/Mitigated Negative Declaration, the General Plan amendment, application of the mixed-use overlay zoning district on the Zoning map, and all three Urban Plans. Planning Commission may recommend any modifications to the General Plan Amendment, Urban Plans, and development standards.
2. *Recommend City Council approval or denial of each Urban Plan by separate motions.* Planning Commission may modify the attached resolution recommending to City Council approval of the Initial Study/Mitigated Negative Declaration, the General Plan amendment, application of the mixed-use overlay zoning district on the Zoning map, and approval of *only one or two* of the three Westside Urban Plans and denial of the remaining Urban Plan(s).

**WESTSIDE URBAN PLANS:**

- (a) GP-05-11B GENERAL PLAN AMENDMENT - A Resolution of the City Council of the City of Costa Mesa to: (1) to amend the description of specified land use designations (i.e. General Commercial, Commercial Center, Neighborhood Commercial, Light Industrial, and Medium/High Density Residential) to allow mixed-use development and/or residential land uses within a mixed-use overlay district; (2) to include references to Westside Urban Plans. Environmental determination: Mitigated Negative Declaration.
- (b) REZONE PETITION R-05-06B FOR MIXED-USE OVERLAY ZONING DISTRICT – Application of the Mixed-Use Overlay Zoning District on Zoning Map for Westside Urban Plan areas. Environmental determination: Mitigated Negative Declaration.
- (c) 19 WEST URBAN PLAN SP-05-07: Urban Plan to allow horizontal and vertical mixed-use development pursuant to an approved Master Plan and live/work developments pursuant to a conditional use permit in the plan area. Environmental determination: Mitigated Negative Declaration.
- (d) MESA WEST BLUFFS URBAN PLAN SP-05-08 - Urban Plan to allow live/work or residential development pursuant to an approved Master Plan. Environmental determination: Mitigated Negative Declaration.
- (e) MESA WEST RESIDENTIAL OWNERSHIP URBAN PLAN SP-05-09 - Urban Plan to allow specified residential development standards/incentives or a density bonus pursuant to an approved Master Plan. Environmental determination: Mitigated Negative Declaration.

Senior Planner Claire Flynn reviewed the information in the staff report and gave a presentation. She said staff is recommending that Planning Commission recommend to City Council: (1) adoption of the Initial Study/Mitigated Negative Declaration for Westside Urban Plans; (2) approve General Plan Amendment GP-05-11B to amend the description of specified land use designations and include references to Westside Urban Plans; (3) adopt Rezone Petition for a Mixed-Use Overlay District for Westside Urban Plan areas; (4) adopt 19 West Urban Plan; (5) adopt Mesa Bluffs Urban Plan; and (6) adopt Mesa West Residential Ownership Urban Plan, by adoption of Planning Commission resolution.

In response to the Chair regarding receipt of a letter on this date from the attorney firm of Palmieri, Tyler, Wiener, Wilhelm & Waldron, LLP, with respect to a demand that the City prepare an EIR (Environmental Impact Report) for the Westside Urban Plans, Deputy City Attorney Christian Bettenhausen stated that the City Attorney's



Office looked at the letter, and having reviewed it thoroughly, do not feel that anything new is being presented and are satisfied that the Mitigated Negative Declaration, and consider the environmental document appropriate in this situation.

Commissioner Egan requested that Ms. Flynn confirm or correct her understanding that any development pursuant to the urban plan would require submittal of a master plan that would come before the Planning Commission, and that further environmental analysis would be done at that time. Ms. Flynn confirmed this information. Further she said the master plan would also be accompanied by a project specific environmental document such as an Environmental Impact Report, or Initial Study/Mitigated Negative Declaration, depending on what is proposed.

Vice Chair Hall questioned the matrix between WROC recommendations and the Urban Plan itself, in discussing "shade and shadow" on the north side of 19<sup>th</sup> Street, with WROC recommending a 2-story height limit and another document that recommends a 4-story height limit. Ms. Flynn confirmed that he has read it correctly and that the Urban Plan does propose the 4-story height limit in the 19 West Urban Plan Area.

The following people commented on the Westside Urban Plans:

**WESTSIDE URBAN PLANS  
PUBLIC COMMENT:**

●Mike Harrison, Trico Realty, 3100A Pullman Street, Costa Mesa, commended Jerry Russell for his observations and comment with regard to the affects on existing businesses and felt it applied equally to those plans for the Westside and he would endorse his recommendation. He said there is a further issue that concerns him as an owner of multi-tenant industrial park; they have a number of small tenants and while they rarely have vacancies, businesses do grow. They outgrow the space and move on. If a warehousing use in the space moves out and a "widget maker" comes in who uses an air compressor, it's a perfectly permissible sound within the industrial zone, however, that type of business did not previously exist in that location. He is concerned with adjacent residential use. He said he made a suggestion to Claire Flynn previously about a potential mitigation for the Eaton property. He is very concerned about the issue of incompatible adjacent uses and how to work through that process. ●Martin Pickett, president of Cla Val Company, 1701 Placentia Avenue, Costa Mesa, requested that before the Commission sends the overlay recommendation to City Council that they consider all parties affected by this action. Mr. Pickett said he was representing more than 400 Cla Val employees who work at the Costa Mesa factory. He said they have been there for more than 50 years and that he is all for the revitalization of that area. However, existing industrial businesses would like the Commission to consider specific provisions in the overlay so they

can continue in business at the current location. He said if they were protected as businesses, then they can continue at their present level. He asked if pages 8 (no. 2 and no. 3 regarding CC&R's), and 9 of the supplemental information report were the true responses to his questions, and if so, were they going to City Council for their consideration. He felt that they do have rights as long-term businesses in the area. ●John Hawley, Westside business and property owner said he applauded the efforts on compatibility; the recommendations for medium-density in the Bluff's plan are well received; but there is one overriding concern that will effect every new resident and every business on the Westside. He said there are in fact health hazards on the Westside and, they need to be addressed immediately because they are of great concern to those who spend everyday there. If there are no health hazards there, the City needs to make a written statement and these statements need to be presented to the buyers. He believed this would be the key to the success of this area. ●Rob Socci, 30591 Steeple Chase, San Juan Capistrano, stated that they fully support the 19 West Urban Plan as it stands with the FAR of 1.25 and the 4-story height limitation. He said they own the largest parcel on 1945 Placentia Avenue and are planning a live-work/loft-style development that would help bring a major impact to that area which he felt was sorely needed. ●Judy Berry, 2064 Meadow Lane, Costa Mesa, stated she is very much in favor of the plans presented by the Planning Division, and that they could be a good thing for the Westside. ●Mike Berry, 2064 Meadow Lane, Costa Mesa, recalled past plans that were drawn up by the City for the Westside and how those plans seemed to be embraced until the last hour, and then a certain group of 2-3 people would come forward each time, and said they were not going to let the City do it. He expressed his hopefulness for the Westside Urban Plans and requested that the Commission not give in to that kind of pressure by such individuals. ●Chris Eric, Westside property owner and resident said he anticipated improvement in and around this area for the past 30 years. Finally, after personally working for the past 6 years and serving on both CRAC and WROC, these committees hammered out a basic plan for the Westside that did not require the perceived negative impacts of eminent domain, yet allowed landowners the flexibility to develop their properties in whatever way they deemed most beneficial. He requested that the Commission recommend this plan to City Council. ●Harvey Berger, Berger Development Company, 1048 Irvine Avenue, Newport Beach, stated that he could understand well, the business owners and industrial owners and their concerns, but he felt it was thoroughly addressed and there is probably no way to solve everybody's objections. He said that something has to be done about the Westside other than the redevelopment/eminent domain

plan and he felt this plan would be a very positive move in the right direction. •Paul Richley, West 17<sup>th</sup> Street, Costa Mesa, thanked all those involved in putting this plan together. Mr. Richley said he was still not comfortable with the eminent domain issue and he quoted from previous and present Planning Division staff reports and letters from attorneys.

No one else wished to speak and the Chair closed the public hearing.

Commissioner Garlich said that several speakers expressed concerns regarding existing industrial businesses being allowed to continue to exist and raised the question of language in the ordinance. He said he believed all of the urban plans, including the SoBECA Urban Plan, contain language on page 6 of the original version of the Bluffs Plan, that says, "it is the express intent of the Mesa West Bluffs Urban Plan to allow existing industrial and commercial businesses to continue to operate and expand consistent with existing general plan and zoning requirements." He asked staff if there was any reason that this statement in the urban plan, doesn't provide the protection that it states without it being in the ordinance. Ms. Flynn confirmed that Commissioner Garlich was correct in that these urban plans are regulating plans. They are referenced in the actual zoning code ordinance that Commission adopted under the SoBECA Urban Plan. Further, she said the language that includes, "it is the express intent..." need not be duplicated in the zoning ordinance itself, because it is included in the regulating plan. Commissioner Garlich said he interpreted that to mean as it refers to existing general plan and zoning requirements, that an industrial use of one sort that might be sold to somebody who wanted to do another industrial use, covered in the general plan and zoning requirements, would be covered by this statement. Ms. Flynn confirmed.

Commissioner Garlich said that another speaker referred to a concern about disclosure and some protections against lawsuits arising from nuisances and another reference to the CC&R's disclosure. He said he believed the revised plans include language to that effect under the "Disclosure" heading in all Westside Urban Plans, as well as the SoBECA Urban Plan." Ms. Flynn confirmed.

Commissioner Garlich said with regard to the "shade and shadow" concern on the north side of 19<sup>th</sup> Street with 4-story buildings, he asked staff if he understood that with all of these plans, overlay activation would require a master plan, and that master plan might require "shade and shadow" analysis because of concern about that wherever that site might be. Ms. Flynn confirmed that was correct and relayed that staff has also included a standard condition of approval in each of the urban plans that states, "For proposed development adjacent to residentially-zoned properties that exceed 2 stories, developers shall submit a shade and shadow analysis prepared by a professional aesthetic consultant. The conclusions of

the aesthetic analysis shall specifically demonstrate that adequate daylight plane requirements for the abutting residential uses area provided." Commissioner Garlich referring to the urban plans and lot lines for 4 stories on the north side, he confirmed with Ms. Flynn that it is not an *entitlement* to do it on the north side, and may be *up to 4 stories*, although not necessarily under certain conditions.

In response to a question from the Chair concerning the "shade and shadow affect," Ms. Flynn stated that upon review of the conclusions or results of aesthetic analysis, Commission may deliberate and decide that the proposed development is not considered a compatible development with regard to the residentially-zoned properties adjacent to that site. That may lead to a decision by the Planning Commission to not approve the master plan due to incompatibly issues.

Commissioner Garlich confirmed with Ms. Flynn, this kind of issue would be brought to the attention of the applicant at the very beginning of discussions about a master plan so that any concerns staff had at that time, would be raised, and not come as a surprise in a hearing with Planning Commission later.

Commissioner Garlich said a previous speaker said that he still had concerns about "eminent domain" and raised the scenario about someone trying to acquire property and combine parcels of having a holdout owners, and that the City would use "eminent domain" to potentially do that. Commissioner Garlich stated that as he understands it, the way these plans are structured, that is not anything that is permitted, nor does the ordinance permit that, and that all of these projects would require a *willing* seller in order for a master plan to implement an overlay that could be approved.

In response to a comment from Commissioner Garlich, Secretary R. Michael Robinson explained that the City always retains the right of eminent domain, and as the speaker indicated, and acting as a City, it is usually used for street widening, public parks, etc. In order to acquire land, resemble it, and sell to a subsequent developer, eminent domain powers for those projects in redevelopment projects areas are limited to redevelopment agencies. So unless the City forms a redevelopment agency along 19<sup>th</sup> Street, or the Westside, eminent domain cannot be used for economic development reasons.

In response to the Chair regarding Mr. Hawley's testimony in which he mentioned that the City should issue a statement in the areas in which there may be existing projects or development regarding disclosure of environmental conditions on the Westside, Ms. Flynn said the environmental document does requires that there be a Phase I site assessment. The site assessment would include, a health risk assessment, noise study, traffic study, etc., and would be conducted as part of the environmental process and we would also know before hand, what the environmental surroundings and conditions are prior to

committing a master plan for the Planning Commission's consideration. The City Attorney's Office has also suggested language be added in the urban plans with regard to the disclosures and that language is under the "Disclosure" section in each of these urban plan documents provided to the Planning Commission.

Commissioner Garlich stated that in the spirit that Vice Chair Hall raised his concern about "shade and shadow" effects on the north side of 19<sup>th</sup> Street, and wanted to offer a motion later, he said he had plans to do something similar, and felt perhaps this was the time to discuss it. Commissioner Garlich briefly cited the language he would be using when they arrived at the "Bluffs" plan (Land Use and Compatibility Section as shown in the motions below). In response to the Chair's reaction and the issue of enforcement and workable solutions for different circumstances, Commissioner Garlich said he recognized that one size does not fit all and there may be an application for a master plan at some location that has adjoining uses that are quite different from each other such as car dismantlers, tow truck yard that hauls cars in the middle of the night to remove from the freeway. These are things that cannot be anticipated with standard conditions of approval. The plan states that when a plan comes forward for an area where these additional considerations, or unusual considerations exist, that staff could point those out and work with the developer to try to take them into account so that staff could make a recommendation to the Planning Commission to approve or deny. The Planning Commission can always decide how best to address the land use and compatibility issues. There was further discussion between the Chair and Commissioner Garlich regarding appropriate mitigation in different situations.

Vice Chair Hall said in response to Mr. Harrison's concern about noise and the example he gave, it seems that everyone mentions air compressors. Vice Chair Hall related that when he had his business on the Westside, he had two rather large air compressors with the business and there was residential development next door. He said he ran them inside the building because they can be very annoying to residential residents. On the subject of eminent domain, he said the Commission understands when it is for public purposes, but asked if there was a guideline or policy by Council, to not use eminent domain for private development. Mr. Robinson said there is not, and that Mr. Richley quoted one of the policies in the Land Use Element of the General Plan. It does talk about using eminent domain in established redevelopment areas, but again, that would not apply to this area because it is not within a redevelopment area. There was further discussion between Vice Chair Hall and Mr. Robinson regarding the establishment of a policy not to use eminent domain for private development.

Ms. Flynn reminded Planning Commission that the Cultural Arts Committee made a recommendation that in 19 West and Mesa West

Bluffs Urban Plans, to include language regarding arts village and art district designations, as well as reflect an arts village or arts text on any identification monument frontage. Commissioner Garlich and Commissioner Egan tabled the request until such time as it might be more appropriate to consider. When it looks like it may be a reality, this would be an appropriate thing to discuss. The Commission agreed.

The Chair directed that the Commission should make motions on each segment of the Westside Urban Plans one at a time.

MOTION 1:  
Initial Study/Mitigated  
Negative Declaration  
Recommended to City Council

A motion was made by Chair Perkins, seconded by Vice Chair Hall and carried 5-0 to recommend to the City Council, adoption Initial Study/Mitigated Negative Declaration, based on analysis and information in the Planning Division staff report, and public testimony in the record, by adoption of Planning Commission Resolution PC-06-18.

MOTION 2:  
General Plan Amendment  
GP-05-11B  
Recommended to City Council

A motion was made by Chair Perkins, seconded by Vice Chair Hall and carried 5-0 to recommend to City Council, adoption of General Plan Amendment GP-05-11B, based on analysis and information in the Planning Division staff report, and public testimony in the record, by adoption of Planning Commission Resolution PC-06-18.

MOTION 3:  
Rezone Petition R-05-06A For  
Mixed-Use Overlay Zoning  
Dist.  
Recommended to City Council

A motion was made by Vice Chair Hall, seconded by Chair Perkins and carried 5-0 to recommend to City Council, adoption of Rezone Petition R-05-06B for Mixed-use Overlay Zoning District, based on analysis and information in the Planning Division staff report, and public testimony in the record, by adoption of Planning Commission Resolution PC-06-18.

Commissioner Garlich confirmed with the Chair to vote on the Mesa West Bluffs Urban Plan, Item (d) next because it contained portions that would be applicable to other urban plans.

MOTION 4:  
Specific Plan SP-05-08  
Mesa West Bluffs Urban Plan  
Recommended to City Council

A motion was made by Commissioner Garlich, seconded by Vice Chair Hall and carried 5-0 to recommend to City Council, the Mesa West Bluffs Urban Plan SP-05-08 to include the following amendments and recommendations in motion format as shown below, based on analysis and information in the Planning Division staff report, and public testimony in the record, by adoption of Planning Commission Resolution PC-06-18.

During discussion on the motion, Commissioner Garlich summarized his conversations with Ms. Flynn and indicated that based on dialogue that addressed concerns by the speakers and others, he would make the following recommendations to City Council. They included motions 4A, 4B, and 4C as shown below. He also request that staff attach the amendments concerning the comprehensive status report and the addition of language to the Architectural and Land Use Compatibility section of the Plan to the 19 West Urban Plan and the Mesa West Residential Ownership Urban Plan (as shown below).

MOTION 4A:  
Industrial Property  
Development  
Incentives  
Recommended to City Council

A motion was made by Commissioner Garlich, seconded by Vice Chair Hall and carried 5-0 to include the industrial property development incentives as stated in Item #4, handwritten page #9 of the March 8, 2006 staff Supplemental Information Memo: (1) Existing industrial properties that are currently developed at a floor area ratio that exceeds the maximum allowable floor area ratio stated in the Zoning Code may be voluntarily demolished and redeveloped at the same allowable floor area ratio. However, the redevelopment of the site should result in an equal or lesser degree of nonconformity with current City standards. (2) An industrial-based improvement program similar to the RRIP that would waive permit and plan check fees for improvements to industrial properties. (3) Public streetscape improvements similar to those along 19<sup>th</sup> Street. (4) Development incentives to replace small "incubator" space lost through loft or live-work conversions or encourage ownership of incubator spaces. Such an incentive may involve an FAR "density bonus" for projects that include smaller multi-tenant spaces. This may be fashioned similar to the currently proposed FAR increase for mixed-use projects that meet certain criteria or findings (i.e., excellence in design, integration into neighborhood, provision or replacement "incubator" space, etc.).

MOTION 4B:  
Mandate Comprehensive Status  
Report of Urban Plan  
Implementation  
Recommended to City Council

A motion was made by Commissioner Garlich, seconded by Chair Perkins and carried 5-0, to recommend to City Council to mandate that at 2-year intervals, staff prepare and present a comprehensive status report of the results of Urban Plan implementation, verifying assumptions, and/or recommending changes as appropriate.

During discussion on the motion, in response to the Chair, Commissioner Garlich explained he felt this was something that should be seen as a comprehensive report to be agendized and delivered by staff every 2 years. It should report on such things as: here is where we started, here is what happened, here's where properties have been developed; these were assumptions we made on parking, traffic and noise; this is what we've learned and if there something they want to recommend that the Commission "tweak", add, delete, etc., there is the opportunity to do that at least initially. Should it get to the point where it doesn't make sense anymore, we'll know when that happens. He said at least initially, it makes sense to do this.

MOTION 4C:  
Language for Architectural and  
Land use Compatibility Section  
Recommended to City Council

A motion was made by Commissioner Garlich, seconded by Commissioner Egan and carried 5-0, to recommend to City Council, to add language to the Architectural and Land Use Compatibility section of the Plan that at the discretion of staff, and in consideration of specific site location considerations, additional or modified development standards and conditions of approval may be added to include, but not be limited to increased setbacks, increased wall height, enhanced landscaping and other appropriate edge treatments aimed at enhancing the compatibility of urban infill projects.

The motion was then called and completed for Motion #4 with a vote of 5-0 as shown above.

During discussion on the motion, Commissioner Egan stated that it's been 15 years that this has been in the making, starting out with a tiny overlay zone on a portion of the block west of Whittier in the 1990 General Plan. Peter Buffa set it all in motion with a remark that Costa Mesa was the only place he knew where the farther you got from the ocean, the more valuable the property was. There are historical circumstances responsible for that, but she felt we were making a tremendous move in the right direction and that this has been a long, frustrating, aggravating process, and everyone who's been involved in it, has shown a remarkable amount of patience. She was grateful for that and is happy to see this progression.

Commissioner Fisler stated that these plans are great guidance for the developers who needed revitalization of the Westside and he liked the fact that most of it has been done by the private sector. It does not include eminent domain by the City or redevelopment agency, it involves a willing seller of properties, and is not forcing anyone out.

On the next item (19 West Urban Plan) Commissioner Egan commented that the possibility of 4 stories north of 19<sup>th</sup> Street in her initial reaction was to say no, let's not allow that because you'll cast shadows on the residential areas behind them. However, we are looking here at an enabling plan, not one that's going to create development rights in and of itself and it's going to run for 20 or 30 years, maybe more, and will likely be modified a few times during that period. She believed that to preclude any multi-story development in the very plan itself would close a door that shouldn't be closed. Because of the master plan process, we'll be able to see what affect 3 or 4 stories would have. We'll have "shade and shadow studies." Not every location will have residential behind it, or any other use that is sensitive to shade and shadow, so while she shares Vice Chair Hall's concern, she believed to preclude more than 2 stories across the board is not appropriate at this time. The Commission needs to look at it on a case-by-case basis.

Commissioner Fisler said he concurred with Commissioner Egan and definitely has concerns about "shade and shadow" affects on residences but he is not convinced that every 4-story building will affect necessarily a residence. He also believed it should be taken on a case-by-case basis. He confirmed with Mr. Robinson that anything over 2 stories is automatically considered for light, air and privacy issues.

Commissioner Garlich said he agreed with that assessment and that's why he raised the issue when Commission was discussing public comments. That process of looking at this on a case-by case basis through the master plan, should work. As an example, 1901 Newport Boulevard—when all was said and done, that project got modified by shaving some of the 4<sup>th</sup> story units on the Bernard Street side of that



project in order to address the "shade and shadow" issues. He said it was that kind of outcome that encourages him that this process will work at the master plan level.

**MOTION 5:**  
**19 West Urban Plan SP-05-07**  
**Recommended to City Council**

A motion was made by Vice Chair Hall, seconded by Chair Perkins and carried 5-0 to recommend to City Council: adoption of the 19 West Urban Plan SP-05-07 incorporating the following additions to the plan: (1) Mandate that at 2-year intervals, staff prepare and present a comprehensive status report of the results of Urban Plan implementation, verifying assumptions, and/or recommending changes as appropriate. (2) Add language to the Architectural and Land Use Compatibility section of the Plan that at the discretion of staff, and in consideration of specific site location considerations, additional or modified development standards and conditions of approval may be added to include, but not be limited to increased setbacks, increased wall height, enhanced landscaping and other appropriate edge treatments aimed at enhancing the compatibility of urban infill projects, based on analysis and information in the Planning Division staff report, and public testimony in the record, by adoption of Planning Commission Resolution PC-06-18.

During discussion on the motion, Vice Chair Hall felt that no other qualifying statements other than those as described and discussed previously by the Commission were added.

**MOTION 6:**  
**Mesa West Residential**  
**Ownership**  
**Urban Plan SP-05-09**

A motion was made by Chair Perkins, seconded by Commissioner Fisler, to recommend to City Council: adoption of the Mesa West Residential Ownership Urban Plan SP-05-09 incorporating the following additions to the plan: (1) Mandate that at 2-year intervals, staff prepare and present a comprehensive status report of the results of Urban Plan implementation, verifying assumptions, and/or recommending changes as appropriate. (2) Add language to the Architectural and Land Use Compatibility section of the Plan that at the discretion of staff, and in consideration of specific site location considerations, additional or modified development standards and conditions of approval may be added to include, but not be limited to increased setbacks, increased wall height, enhanced landscaping and other appropriate edge treatments aimed at enhancing the compatibility of urban infill projects, based on analysis and information in the Planning Division staff report, and public testimony in the record, by adoption of Planning Commission Resolution PC-06-18.

During discussion on the motion, the Chair said he is very grateful that we are going through this process. He said he's been involved with the City for six years and last year was able to walk through a live/work situation in Pasadena and it was a beautiful project. He felt the Bluff's plan and the Ownership plan have been worked out thoroughly, and as with all the plans, this is a step in the right direction.

Vice Chair Hall stated that the Westside Urban Plans are especially meaningful to him because this process actually started 32 years ago and is finally coming to fruition. He said staff has done an absolutely phenomenal job. The amount of information that they have had to bring forward to Commission is unbelievable. These plans coming forward are going to make the Westside what it should have been many years ago.

Commissioner Egan concurred that somebody has to give the prize to staff for this work because its really an incredible job. She said particularly, with the high-density in the Mesa West Residential Ownership Urban Plan, we need to take very seriously, the Parks Commission recommendation about parks and recreation facilities. She felt the City (Planning Commission, City Council and the Parks Commission) need to look at providing recreational opportunities for the people that are going to be living in these areas. It's high-density and they won't have much private open space. She recommended Council keep that in mind and take some action on it.

In response to the Chair, Mr. Robinson stated that the Westside Urban Plans would go to the City Council meeting of April 4, 2006. Recalling Vice Chair Hall's comments, Mr. Robinson noted that the first job he worked on when he got to the City in September of 1973 was the Whittier Avenue General Plan Amendment.



# **CITY OF COSTA MESA**

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DEVELOPMENT SERVICES DEPARTMENT

**FOR ATTACHMENTS NOT INCLUDED IN THIS REPORT,  
PLEASE CONTACT THE PLANNING DIV. AT (714)754-5245.**